



COMMUNICATIONS MEDIA TECHNOLOGY (CMT) MEETING

Pursuant to the Charter of the City of St. Augustine and Resolution 2019-21, as modified and amended by Resolution 2020-23 and Resolution 2020-25. The procedures adopted provide for the use of Communications Media Technology (CMT) under the authority granted by the Governor of the State of Florida pursuant to Executive Order 20-69, as amended.

The Alcazar Room at City Hall will be open for attendance with limited capacity consistent with the public health, and life safety requirements as promulgated by the CDC. These include mandated capacity and distancing requirements. Physical attendance will be prioritized as follows until maximum capacity is reached:

- a. Commission Members
- b. City Attorney
- c. City Manager
- d. City Clerk
- e. Required staff for public records and multi-media operation
- f. Public participants

HOW TO VIEW THE MEETING:

The meeting will be broadcast live at:

The City's website <http://CityStAugTV.com>

Government Comcast Channel 3

- 1) **FOR ITEMS REQUIRING A SEPARATE PUBLIC HEARING:** these items include quasi-judicial hearings, second readings of ordinances, and resolutions or other matters identified in the agenda as requiring separate public hearings pursuant to law.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at cityclerk@citystaug.com, or via drop box or U.S. Mail addressed to the City Clerk and identified as public comment for the particular item on the Agenda. All comments must be received by (5:00pm ONE BUSINESS DAY PRIOR TO MEETING). All public comment will be limited to three (3) minutes. The City Clerk will forward all written public comments to each City Commissioner and preserve all written comment consistent with Florida Public Records law but will only read into the record the equivalent of three (3) minutes or 400 words. Any public comments received after the deadline will be forwarded to the City Commissioners as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

PHONE

Members of the public who wish to participate utilizing CMT are requested to dial in 904-293-4330 only when prompted for the specific item on the agenda or at open public comment. The callers will be placed on hold and queued for each agenda item public comment period.

All other Rules of Decorum shall apply to the extent they do not conflict or are not applicable. The meeting moderator will monitor adherence to the Rules of Decorum and may mute any persons determined to be in violation.

- 2) FOR REGULAR BUSINESS ITEMS ON THE AGENDA: these items include first readings of ordinances, most resolutions or other matters identified in the agenda as requiring a vote or decision of the City Commission, but not requiring a separate public hearing.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at cityclerk@citystaug.com, or via drop box or U.S. Mail addressed to the City Clerk and identified as public comment for the particular item on the Agenda. All comments must be received by (2 BUSINESS DAYS PRIOR TO MEETING). The City Clerk will forward all written public comments to each City Commissioner, and preserve all written comment consistent with Florida Public Records law, but will only read into the record a brief synopsis of each written comment and a tally of the number of comments in support or in opposition to the agenda item. Any public comments received after the deadline will be forwarded to the City Commissioners as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.

- 3) FOR GENERAL PUBLIC COMMENT: this comment period is for items not on the agenda, nor anticipated for a vote or decision of the City Commission.

HOW TO PROVIDE PUBLIC COMMENT:

EMAIL/WRITTEN

Members of the public wishing to provide public comment prior to the meeting may submit comments via email at cityclerk@citystaug.com, or via drop box or U.S. Mail addressed to the City Clerk and identified as public comment for the particular item on the Agenda. All comments must be received by (2 BUSINESS DAYS PRIOR TO MEETING). The City Clerk will forward all written public comments to each City Commissioner and preserve all written comment consistent with Florida Public Records law. If multiple comments received relate to a common identifiable issue, the City Clerk will tally the number of comments in support of, or in opposition to, the issue and read that tally into the record. Any public comments received after the deadline will be forwarded to the City Commissioners as soon as reasonably possible.

PHYSICALLY PRESENT

Members of the public physically present in chambers may make public comment consistent with adopted administrative rules and rules of decorum.



**CITY OF ST. AUGUSTINE CITY COMMISSION
REGULAR MEETING AGENDA
MONDAY, JULY 27, 2020 - 5:00 PM
ALCAZAR ROOM AND VIA CMT PROCEDURES**

1. CALL TO ORDER

- ◆ Roll Call
- ◆ Invocation and Pledge of Allegiance

2. ADMINISTRATIVE ITEMS

- ◆ Modification and Approval of REGULAR AGENDA

3. SPECIAL PRESENTATIONS, RECOGNITIONS AND PROCLAMATIONS

4. PUBLIC COMMENTS FOR GENERAL PUBLIC COMMENTS OR FOR AGENDA ITEMS NOT REQUIRING A SEPARATE PUBLIC HEARING

A. Public comment on agenda action items not requiring a separate public hearing
In person in the Alcazar Room, 3 minutes per individual
Email/written comments summary and tally support/oppose by Clerk

◆

B. General public comment on items not on the agenda
In person in the Alcazar Room, 3 minutes per individual
Email/written comments tally by clerk if identifiable common issue

5. CONSENT AGENDA

6. APPEALS

7. GENERAL PUBLIC PRESENTATIONS, ITEMS OF GREAT PUBLIC IMPORTANCE, AND OTHER ITEMS REQUIRING PUBLIC HEARINGS

PUBLIC COMMENT IF REQUIRED PUBLIC HEARING
IN PERSON IN THE ALCAZAR ROOM, 3 MINUTES PER
INDIVIDUAL
CALL IN, 3 MINUTES PER INDIVIDUAL
EMAIL/WRITTEN COMMENTS, 3 MINUTES READ INTO RECORD

(PRESENTATIONS (MAXIMUM OF **10** MINUTES PER PRESENTATION). PRESENTATIONS FOR COMMISSION MEETINGS MUST BE PRESENTED TO THE CITY MANAGER FOR APPROVAL NO LATER THAN TEN (10) WORKING DAYS PRIOR TO THE NEXT CITY COMMISSION MEETING. A PRESENTATION SUPPORT SERVICES REQUEST (AVAILABLE ON THE CITY'S WEBSITE) MUST ACCOMPANY ALL PRESENTATIONS.

- 7.A. General Public Presentations**
- 7.B. Items of Great Public Importance**
- 7.C. Other Items Requiring Public Hearing**

8. ORDINANCES AND RESOLUTIONS - PUBLIC HEARING REQUIRED

PUBLIC COMMENT IF REQUIRED PUBLIC HEARING
IN PERSON IN THE ALCAZAR ROOM, 3 MINUTES
PER INDIVIDUAL
CALL IN, 3 MINUTES PER INDIVIDUAL
EMAIL/WRITTEN COMMENTS, 3 MINUTES READ INTO RECORD

8.A. Ordinances - Second Reading

- 8.A.1. Ordinance 2019-49:** Adopts the City's updated Comprehensive Plan 2040.
(A. McClure, Deputy Director, Planning and Building)
- 8.A.2. Ordinance 2020-22:** Amends Section 11-89 of the City Code to correct a scrivener's error conforming lettering from numeric to alpha. *(I. Lopez, City Attorney)*

8.B. Ordinances - First Reading (only if required by law)

8.C. Resolutions - Public Hearing (only if required by law)

9. ORDINANCES AND RESOLUTIONS – NO PUBLIC HEARING REQUIRED

9.A. Ordinances - First Reading

9.B. Resolutions

9.B.1. Resolution 2020-27: Establishes fees for Short Term (Vacation) Rentals.
(*D. Birchim, Director Planning and Building*)

9.B.2. Resolution 2020-28: Establishes the criteria for evaluating requests to use the
City seal. (*I. Lopez, City Attorney*)

10. STAFF REPORTS AND PRESENTATIONS

11. ITEMS BY CITY ATTORNEY

12. ITEMS BY CITY CLERK

13. ITEMS BY CITY MANAGER

14. ITEMS BY MAYOR AND COMMISSIONERS

15. ADJOURN

NOTICES: In accordance with Florida Statute 286.0105: "if a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she 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 (TDB) or 1-800-955-8770 (V) via Florida Relay Services. ***The City of St. Augustine encourages anyone wishing to present the invocation at city commission meetings to contact the City Clerk's office, to be placed on the rotation list, and encourages people of all religious affiliations or of no religious affiliation to present a non-denominational invocation to inspire us in the work of the City Commission. The materials prepared and presented are part of the City's ongoing Florida Public Records and Government in the Sunshine compliance and are not intended to be relied upon or to reach investors or the trading markets.

CONSENT AGENDA - JULY 27, 2020

- CA.1.** Preview of upcoming Commission meetings.
- CA.2.** **THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON AUGUST 10, 2020: NONE**
- CA.3.** **Reminder of Upcoming Meetings :**
- July 27, 2020, 4pm, Shade Meeting (Marlowe)
 - August 10, 2020, 5pm, Regular City Commission Meeting
 - August 24, 2020, 5pm, Regular City Commission Meeting
 - September 3, 2020, 5:05pm, Special Budget Meeting
- CA.4.** **APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:**
- April 27, 2020, Regular Commission Meeting
 - May 11, 2020, Regular Commission Meeting
- CA.5.** **RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):**
KMB Asset Solutions, LLC - 24 Arenta Street
- CA.6.** **PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. (COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING). NONE.**
- CA.7.** **NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED: NONE.**
- CA.8.** Approval to dismiss pending foreclosure for property at 52 Spring Street. *(D. May, Assistant City Attorney)*
- CA.9.** Release of School concurrency proportionate share mitigation agreement between St. Johns County School District, the City and Antigua Apartments. *(D. Birchim, Director Planning and Building)*
- CA.10.** Approval of the Proportionate Share Mitigation Agreement between the St. Johns County School District, the City and the Whispering Creek development. *(D. Birchim, Director, Planning and Building)*
- CA.11.** Third quarter report for the legal department. *(I. Lopez, City Attorney)*
- CA.12.** Approval to begin the process to officially designate the property located at 91 Coquina Avenue a city park. *(M. Wissel, Communications Manager)*

End of Consent Agenda



St. Augustine Comprehensive Plan 2040 Mapping Our Future

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

*City Commission Second Reading/Public
Hearing for Adoption of the Updated
Comprehensive Plan*

July 27, 2020



The proposed 2040 Comprehensive Plan was Transmitted to the State and review Agencies in November of 2019.

The City received an Objections, Recommendations and Comments Report (ORC report) in January of 2020.

The Report had three (3) technical objections and a suggestion by the local water management district (SJRWMD):

- Include density and intensity standards in certain land use categories;
- Clarify the city's intentions related to Perils of Flood/Sea level Rise;
- Clarify language related to conservation and coastal management; and
- Add clarifications and an Appendix to the Infrastructure Element related to the City's Water Supply Plan.



Objection #1 – Density and Intensity Standards

Key Concepts: The proposed Land Use Plan for the City is made up of 14 land use categories, such as, Residential Low Density, Commercial Medium Intensity, Industrial and Open Land.

Each land use category should have a density limitation if it allows residential uses, like 8 or 16 units per acre, and a commercial intensity limitation if it allows commercial uses, like a certain percent of lot coverage allowed that defines a limitation for development.

Explanation: During the Planning process several options were discussed, including adding an impervious surface ratio and a floor area ratio to potentially limit development on a site.

Response: The simplest and easiest solution is to add the existing 2011 densities and intensities more clearly back into the future land use categories.



Objection #2 - “Perils of Flood” or Sea level rise

Key Concepts: Recognize potential impacts on the City based on data available, including addressing nuisance flooding, and large storms and rainfall events.

Explanation: The city participated in a pilot program to develop data and goals, objectives and policies. The FDEO wanted more clarification of policies that were discussed in the data sections of the Conservation and Coastal Management Element.

Response: Goals, Objectives and Policies in the Conservation and Coastal Management Element were clarified and added to ensure that all of the issues discussed in the data were included in the adopted GOPs.



Objection #3 – Clarify conservation and coastal management language

Key Concepts: Language in the Comprehensive Plan should be “meaningful and predictable”, vague, discretionary or otherwise uncertain language makes the Comprehensive Plan difficult to enforce.

Explanation: FDEO noted that too many of the proposed Goals, Objectives and Policies used terms like “promote” or “encourage”. These terms are too vague unless defined with specific criteria or standards where decisions can be made or enforced.

Response: Goals, Objectives and Policies in the Conservation and Coastal Management Element were clarified and revised to either define the conditions of the terms or the language was changed to remove the uncertainties.



Comment #1 - Water Supply Planning

Key Concepts:	The St. Johns River Water Management District (SJRWMD) has included Northeast Florida in a Water Caution Area. This is an area that recognizes that over the long term there may not be enough water available to meet the needs of the potential development.
Explanation:	The City is required to adopt a Water Supply Plan and include data and analysis in the Comprehensive Plan that demonstrates available water supplies for the projected population within the city limits, as well as, the greater service area.
Response:	All of the elements of the water supply requirements were discussed in the Conservation and Coastal Management, and Infrastructure Elements, but a more, clear addendum needed to be added and adopted as part of the Infrastructure Element Goals, Objectives and Policies.



Community Vision

- The 2018 evaluation process, and the 2019 drafting process included discussing several broad questions and themes at community meetings, and Citizen Board Workshops, totaling 30 public meetings and agenda items.
- Staff also attended several Neighborhood Association meetings, met with the Chamber of Commerce and individually with many concerned citizens.
- The key terms of the 2014 Vision were reinforced – **livable, authentic, balanced, character based**, promoting a vital community.
- The proposed Comprehensive Plan is a broad inclusive document that looks to the future.



Thanks to our Citizen Boards and to the Community and all of the participants that came out to contribute to this process.

Thanks also to the other City departments that have contributed time and effort to help update the Plan.

Respectfully request that the City Commission adopt Ordinance No. 2019-49 and the attached City of St. Augustine Comprehensive Plan 2040.

Staff is available for any questions.





Additional Discussion / Questions?



Amy McClure Skinner, AICP
Deputy Director
Planning and Building Department
City of St. Augustine
askinner@citystaug.com



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: July 15, 2020

RE: **Ordinance No. 2019-49 Second Reading and Public Hearing to adopt the City's updated Comprehensive Plan 2040 based on the Evaluation and Appraisal Report (EAR).**

Review Response to Agency Objections, Recommendations and Comments Report (ORC) related to the Adoption of the City's updated Comprehensive Plan 2040.

This memorandum is intended to outline the City's response to the Florida Department of Economic Opportunity (FDEO) ORC report related to the City's submitted Comprehensive Plan, and to move forward with the adoption of Ordinance No. 2019-49 adopting the City of St. Augustine EAR based amendments, updating the City's Comprehensive Plan.

The evaluation process and the drafting process of the proposed Comprehensive Plan included a 2-year public involvement review. The public had ample opportunity to participate in public hearings, area workshops, and citizen board workshops as outlined in the attached chronology. In all there were 30 workshops or meetings where the Comprehensive Plan was either the sole subject or discussed as an Agenda item.

The FDEO had three (3) technical objections related to the City's submittal in November:

1. Include density and intensity standards in certain land use categories;
2. Clarify the city's intentions related to Perils of Flood/Sea level Rise; and
3. Clarify language related to conservation and coastal management.

The St. Johns River Water Management District (SJRWMD) also suggested some clarifications, and an Appendix, attachment to the Infrastructure Element related to the City's Water Supply Plan, but did not include any actual objections.

Attached is the report that the City received from the FDEO on January 31, 2020, and the City's response to each item. It is staff's opinion that the responses are sufficient to address the concerns outlined in the ORC.

Also find attached a table outlining specific changes made to the Future Land Use Map (FLUM). These changes are scrivener's errors, corrections and updates based on the proposed Comprehensive Plan amendments. The existing FLUM, and the FLUM as proposed to be adopted with the Comprehensive Plan update are also attached.

Additionally, find attached Ordinance 2019-49 with the proposed City of St. Augustine Comprehensive Plan 2040 Goals, Objectives, and Policies and Map Series to be adopted as Exhibit A to Ordinance No. 2019-49.

Besides minor scrivener's corrections the changes made related to the ORC Response are the only substantive changes or modifications to the submitted Comprehensive Plan, otherwise the Comprehensive Plan will be adopted as submitted.

The proposed changes in response to the State FDEO ORC report are outlined in blue underline or ~~strikethrough~~ format to highlight any changes to the proposed text. The red underline or ~~strikethrough~~ and the black text (existing 2011 text) is the proposed text as submitted in November 2019 as the proposed updated Comprehensive Plan 2040. The adopted Goals, Objectives and Policies will include any existing text in black and all of the indicated changes in red and blue.

Staff is available to discuss this item with Commissioners prior to the City Commission meeting. The Comprehensive Plan is scheduled for Second Reading and adoption at a Public Hearing at the July 27, 2020 City Commission meeting.

Thank you for your attention to this matter. If you have any questions or require additional information please contact myself or David Birchim at askinner@citystaug.com or dbirchim@citystaug.com.



Amy McClure Skinner, AICP
Deputy Director
Planning and Building Department

Public Participation Chronology

Evaluation and Appraisal Report Process

Planning and Zoning Board meetings

February 6, 2018
April 3, 2018
May 1, 2018
June 5, 2018
June 26, 2018
August 2, 2018
November 6, 2018

Historic Architectural Review Board meeting

August 16, 2018

City Commission meeting

November 13, 2018

Comprehensive Plan Drafting Process

Area Workshops

February 12, 2019
February 19, 2019
March 20, 2019
April 3, 2019
April 16, 2019
May 15, 2019

Citizen Board Workshops or Meetings

March 5, 2019	August 6, 2019
March 14, 2019	August 20, 2019
April 2, 2019	September 24, 2019
April 25, 2019	October 1, 2019
May 21, 2019	
June 4, 2019	
June 18, 2019	
July 23, 2019	

Comprehensive Plan Submittal Public Hearings

Historic Architectural Review Board meeting

May 23, 2019

Planning and Zoning Board meeting

November 5, 2019

City Commission meetings

November 12, 2019

July 27, 2020 (Adoption)

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, provides 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 May 2020, 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)

Note:

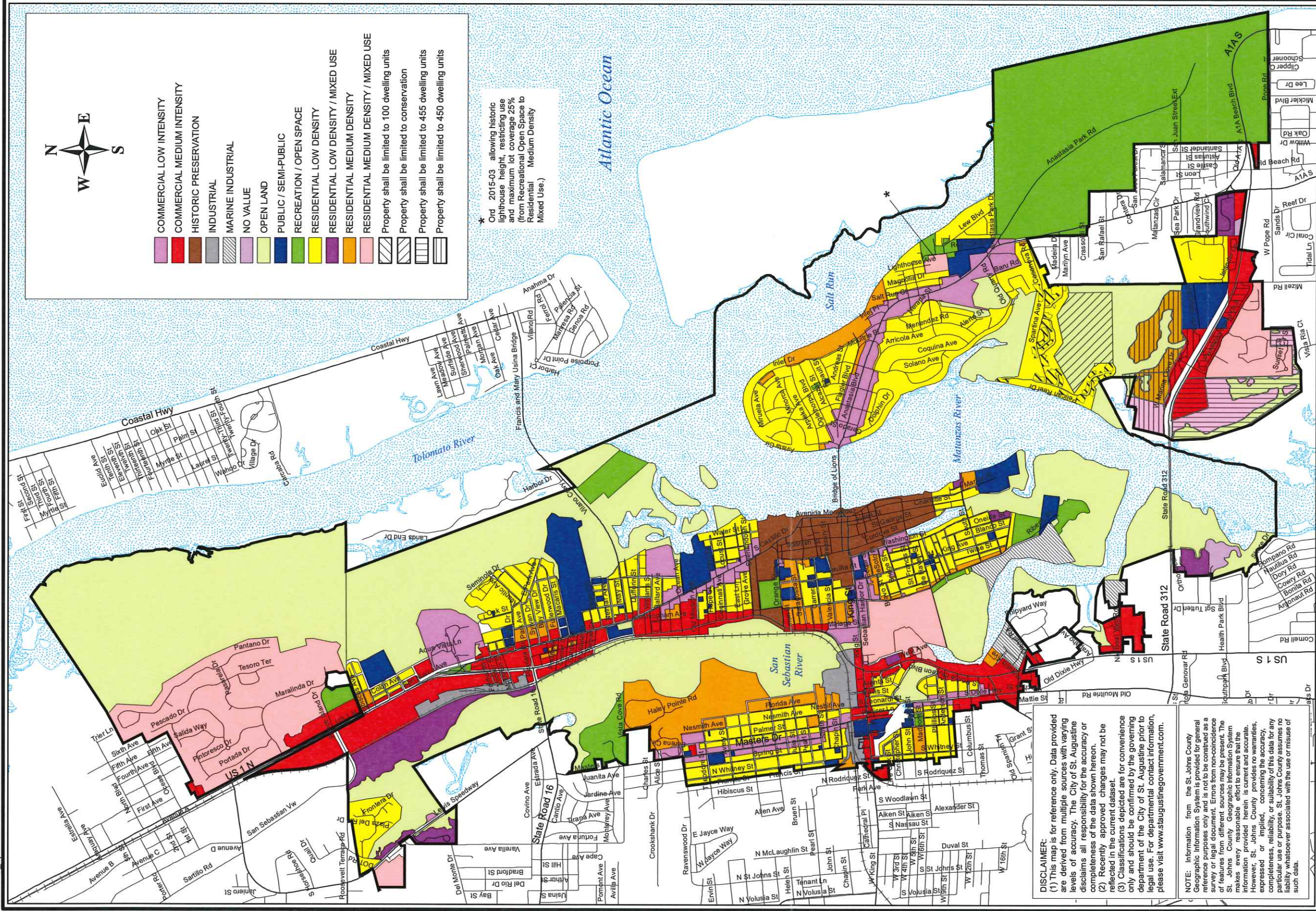
Comprehensive Plan text:

Black text indicates existing 2011 text previously adopted with no changes proposed.

Red text underline indicates new text and ~~strikethrough~~ indicates deleted text.

Blue text underline indicates new text and ~~strikethrough~~ indicates deleted text in response to FDEO ORC Report issued January 31, 2020.

Land Use Inconsistency Address	Property Use	11/4/2019	Current Land Use	Proposed Land Use	Current Zoning	Notes	Acres
111 EVERGREEN AVE	CEMETERY		Public/Semi Public	Institutional	RS-2	Cemetery privately owned	1.37
118 KING ST	CHURCH		Public/Semi Public	Commercial Low Intensity	CL-2	Private church	1.24
12 GRANADA ST	FLAGLER COLLEGE		Public/Semi Public	Commercial Low Intensity	CL-1	Private college	1.09
74 King S/Valencia property	FLAGLER COLLEGE		Public/Semi Public	Institutional	PUD	Private college/campus	10.54
29 RAVENSWOOD DR	SINGLE FAMILY HOME		Public/Semi Public	Commercial Low Intensity	CL-1	Private home	0.15
95 KING ST	FLAGLER COLLEGE		Public/Semi Public	Commercial Low Intensity	CL-1	Private college	0.35
96 MASTERS DR	CHURCH		Public/Semi Public	Commercial Low Intensity	CL-1	Private church	0.36
285 KING ST & PART OF 6							
WHITNEY ST	CHURCH		Public/Semi Public	Commercial Medium Intensity	CM-2	Private church	0.25
7 WALDO ST	OFFICE BUILDING		Public/Semi Public	Commercial Medium Intensity	CM-2	Private commercial	0.29
110 MASTERS DR	CHURCH		Public/Semi Public	Commercial Low Intensity	RS-2 & CL-1	Private church	3.25
155 PALMER ST	SINGLE FAMILY		Public/Semi Public	Residential Low Density	RS-2	Private home	0.18
89 ST FRANCIS, 85 ST							
BENEDICT ST, & 87							
BENEDICT ST	CHURCH		Public/Semi Public	Residential Low Density	RS-2	Private church	0.66
14 SPRING ST	SINGLE FAMILY HOME		Public/Semi Public	Residential Low Density	RS-2	Private home	0.18
169 M L KING	ASSISTED LIVING		Public/Semi Public	Institutional	RS-2	Private institutional	1.12
27 Bernard St	Single Family		Public/Semi Public	Residential Low Density	RS-2	Private home	0.12
34 Bernard St	Single Family		Public/Semi Public	Residential Low Density	RS-2	Private home	0.08
30 Bernard St	Single Family		Public/Semi Public	Residential Low Density	RS-2	Private home	0.07
32 Bernard St	Single Family		Public/Semi Public	Residential Low Density	RS-2	Private home	0.08
25 Bernard St	Single Family		Public/Semi Public	Residential Low Density	RS-2	Private home	0.11
18 SPRING ST	CHURCH		Public/Semi Public	Residential Low Density	RS-2	Private church	0.34
2 S OAK ST	SINGLE FAMILY		Public/Semi Public	Residential Low Density	RS-2	Private home	0.17
27 OAK ST	SINGLE FAMILY		Public/Semi Public	Residential Low Density	RS-2	Private home	0.17
21 MILTON ST	CHURCH		Public/Semi Public	Residential Low Density	RS-1	Private church	0.76
27 SEVILLA ST	CHURCH		Public/Semi Public	Institutional	RS-1	Private church	1.63
31/35 Sevilla St	CHURCH property		Public/Semi Public	Institutional	RS-1	Private church	0.74
36 SEVILLA ST	CHURCH		Public/Semi Public	Institutional	RS-1	Private church	1.58
42 ABBOTT ST	SINGLE FAMILY HOME		Public/Semi Public	Residential Low Density	RS-2	Private home	0.05
6 MAY ST	CHURCH		Public/Semi Public	Residential Low Density	RS-1	Private church	0.29
9692 EVERGREEN AVE	SINGLE FAMILY		Public/Semi Public	Residential Low Density	RS-2	Private home	0.45
57 ANDERSON ST	CHURCH		Public/Semi Public	Residential Low Density	RS-2	Private church	0.66
179/180 MARINE ST	COMMUNITY CENTER		Public/Semi Public	Institutional	PUD	County	9.45
161 MARINE ST	ASSISTED LIVING		Public/Semi Public	Institutional	RG-1/PUD	County	3.3
27 OCEAN AVE	CHURCH		Public/Semi Public	Institutional	OL	Mission Grounds	0.65
101 SAN MARCO AVE	CHURCH		Public/Semi Public	Institutional	OL	Mission Grounds	16.96
PINE ST PROPERTY	CHURCH		Public/Semi Public	Institutional	OL	Mission Grounds	2.58
8 Carrera St	CHURCH		Public/Semi Public	Institutional	RG-1	Private church	1.28
16 ISABEL ST	SICSB		Recreation/Open Space	Public Use	RS-2	County	0.65
1590 MASTERS DR	TOWN HOMES		Recreation/Open Space	Residential Low Density/Mixed	RL-1	Private homes	2
73 & 75 RIBERIA ST	CHURCH		Residential Low Density	Commercial Low Intensity	CL-1	Private church	0.51
11 Old Mission Avenue	Theater		Public/Semi Public	Commercial Low Intensity	CL-1	Private commercial	0.5
3551 N. Ponce de Leon	Commercial shopping center		Industrial to the rear	Commercial Medium Intensity	CM-2	2.93 acres adopted 2011	2.93
415 S Ponce de Leon	Commercial		Res Medium Density/Mixed	Commercial Medium Intensity	exp PUD	clean up	1.64
3 MILTON ST	MULTI FAMILY		Residential Low Density	Residential Medium Density	RG-1	Private residential	0.57
Undesignated Property							
1420 US HWY 1	BANK		Undesignated	Commercial Medium Intensity	PUD	1.98 acres	1.98
1440 US HWY 1	RETAIL		Undesignated	Commercial Medium Intensity	PUD	15.58acres	15.58
179 SR 16	FPL property		Undesignated	Open Land		4.39acres	4.39
100 CENTER CREEK	COMMERCIAL		Undesignated	Commercial Low Intensity	PUD	2.49acres	2.49
1 University Blvd	Commercial/university		Some portion undesignated	Residential Low Density/Mixed	PUD	21.74acres total	21.74
City Recreation Property							
91 Coquina Avenue	Vacant		Residential Low Density	Recreation and Open Space	RS-2	City Stormwater/Rec Improvements	0.67
Fish Island	Vacant		Residential Medium/Mixed	Recreation and Open Space	RG0-A	State purchase for Rec	approx. 69



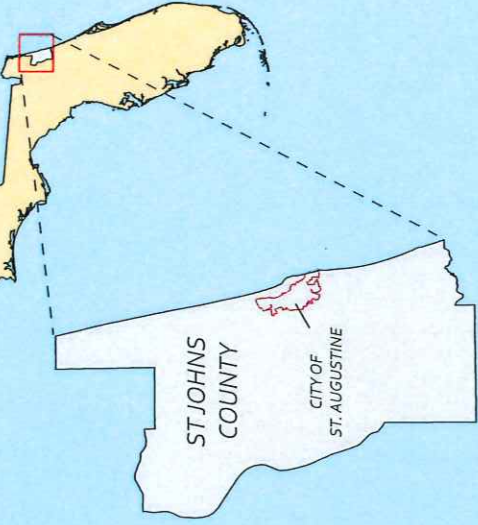
City of St. Augustine
 PLANNING AND BUILDING DEPARTMENT
 P.O. Box 210, St. Augustine, FL 32085 Phone: (904) 825-1065

FULU MAP

SHEET
1 of 1

Map 1 - 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
 - PROPERTY SHALL BE LIMITED TO 100 DWELLING UNITS
 - PROPERTY SHALL BE LIMITED TO CONSERVATION
 - PROPERTY SHALL BE LIMITED TO 450 DWELLING UNITS
 - PROPERTY SHALL BE LIMITED TO 455 DWELLING UNITS

***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)

*****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

*ORDINANCE 2015-03 ALLOWING HISTORIC LIGHTHOUSE HEIGHT, RESTRICTING USE AND MAXIMUM LOT COVERAGE 25% (FROM RECREATION AND OPEN SPACE TO RESIDENTIAL MEDIUM DENSITY/MIXED USE)

***ORDINANCE 2019-07 RESIDENTIAL MEDIUM DENSITY/MIXED USE SPECIFIC MAP LIMITATION ALLOWING THE HISTORIC BOATBUILDING STRUCTURE HEIGHT

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, Inc., the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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 Sources:
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 does not warrant the accuracy or completeness of the data shown hereon.



Ron DeSantis
GOVERNOR



Ken Lawson
EXECUTIVE DIRECTOR

January 31, 2020

The Honorable Tracy Upchurch
Mayor, City of St. Augustine
Post Office Box 210
St. Augustine, Florida 32085-0210

Dear Mayor Upchurch:

The Department of Economic Opportunity ("Department") has completed its review of the proposed comprehensive plan amendment for the City of St. Augustine (Amendment No. 19-02ER), which was received and determined complete on December 3, 2019. We have reviewed the proposed amendment in accordance with the state coordinated review process set forth in Sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S.

The attached Objections, Recommendations, and Comments Report outlines our findings concerning the amendment. We have identified three objections and have included recommendations regarding measures that can be taken to address the objections. We are also providing a comment. The comment is offered to assist the local government but will not form the basis for a determination of whether the amendment, if adopted, is "In Compliance" as defined in Section 163.3184(1)(b), F.S. Copies of comments received by the Department from reviewing agencies, if any, are also enclosed.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for final adoption and transmittal of the comprehensive plan amendment. **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of the Department's attached report, or the amendment will be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(4)(e)1., F.S.

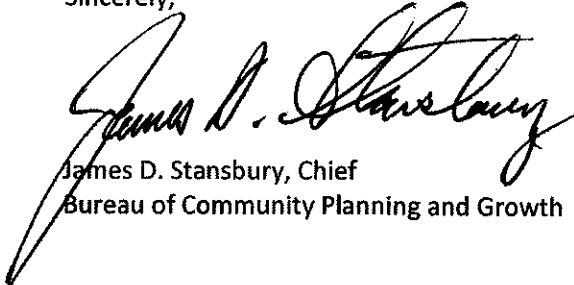
Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

The Honorable Tracy Upchurch, Mayor
January 31, 2020
Page 2 of 2

Department staff is available to assist the City to address the objections. If you have any questions related to this review, please contact Joseph Addae-Mensa, Planning Analyst, by telephone at (850) 717-8476 or by email at joseph.addae-mensa@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/jam

Enclosures: Objections, Recommendations, and Comments Report
Procedures for Adoption
Reviewing Agency Comments

cc: David Birchim, AICP, Planning & Building Department Director, City of St. Augustine
Amy McClure Skinner, AICP, Deputy Director, Planning Department, City of St. Augustine
Margo Moehring, Policy & Planning Director, Northeast Florida Regional Council

**Objections, Recommendations and Comments Report
Proposed Comprehensive Plan Amendment
City of St. Augustine Amendment No. 19-02ER**

The Department of Economic Opportunity has identified three objections and a comment regarding the City of St. Augustine's proposed comprehensive plan amendment. The objections and comment are provided below, along with recommended actions the City could take to resolve issues of concern. If the City adopts the plan amendment without adequately addressing the objections, the Department may find the amendment not in compliance with Chapter 163, Part II, Florida Statutes (F.S.), pursuant to section 163.3184(4)(e)4., F.S. Comments are offered to assist the local government and will not form the basis for a compliance determination.

Department staff has discussed the basis of the report with local government staff and is available to assist the City to address the objections and comment.

Objection 1: Density and Intensity Standards

The Community Planning Act requires that future land use categories include standards for density and intensity of uses in each future land use category. Proposed Policy FLUE 6.2.3 of the Future Land Use Element lists the future land use categories allowed by the Comprehensive Plan. The Policy is not consistent with Sections 163.3177(6)(a) and (6)(a)1., F.S., because some of the land use categories do not include either a density standard for residential development or an intensity standard for non-residential development or both. Without density and intensity standards, the policy does not establish meaningful and predictable standards for the use and development of land in the City or meaningful guidance for development of more detailed land development regulations.

Statutory Authority: Sections 163.3177(6)(a) and (6)(a)1., and 163.3184(1)(b), F.S.

Recommendation:

Revise proposed Future Land Use Element Policy FLUE 6.2.3 to include density standards for residential land uses and intensity standards for non-residential land uses allowed in the following eight future land use categories:

- **Residential Low Density** (intensity standard for public and institutional uses)
- **Residential Medium Density** (intensity standard for public and institutional uses)
- **Residential Mixed Use Low Density** (intensity standard for public and institutional uses)
- **Residential Mixed Use Medium Density** (intensity standard for public and institutional uses)
- **Commercial Low Intensity** (intensity standard)
- **Commercial Medium Intensity** (intensity standard)

- **Industrial** (density and intensity standards)
- **Marine Industrial** (density and intensity standards)

Objection 2: Peril of Flood Requirements

Section 163.3178(2)(f), F. S., requires that the coastal management element of a comprehensive plan contain a redevelopment component that meets six criteria to address the peril of coastal flooding and the related impacts of sea level rise. The proposed amendment to the City's Conservation and Coastal Management Element satisfies three of the statutory requirements. However, the proposed amendment does not satisfy the following three statutory requirements for the redevelopment component of the City's Conservation and Coastal Management Element:

- 1. Include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.*
- 2. Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.*
- 3. Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.*

Statutory Authority: Sections 163.3177(1), 163.3178(2)(f), 163.3184(1)(b), and 163.3191(1), F.S.

Recommendations:

1. Revise the proposed amendment to include goals, objectives or policies that satisfy the requirements in Section 163.3178(2)(f)1-3, F.S.

The City has developed data and analysis that identify portions of the community most vulnerable to the effects of current and future coastal flooding hazards. The City should determine whether to consider future coastal flooding impacts at as much as 20, 50, or 100-year intervals and whether to project impacts based on low, medium, or high sea level rise elevation scenarios. Analyzing impacts farther into the future will help the City eliminate inappropriate and unsafe development in the most vulnerable areas of the City and could better situate the City to plan for the longer-term impacts on infrastructure and City resources.

Based on the projections and vulnerabilities identified in the data and analysis, the City should address any issues of concern to the community that may result in improved resiliency. This includes identifying the public facilities and infrastructure, cultural, historic and natural resources important to the community as well as private investments located and planned to be located within the areas impacted by current and future coastal flooding.

2. To address the requirements in Sections 163.3178(2)(f)1. and 3., F.S., add one or more policies that identify specific development and redevelopment principles, strategies, engineering solutions, site development techniques, and best practices that reduce the flood risk in the City that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise, and that may reduce losses due to flooding. For example, the City could consider modifying the proposed amendment to add a policy similar to the following:

CCM Policy ____. Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, site development techniques, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to:

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including the use of street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design;
2. Hybrid stormwater design to integrate a combination of green and gray infrastructure including, but not limited to, bioretention, increasing pipe capacity, stormwater parks, rain gardens/bioswales, pumps, and water flow diversion strategies;
3. Underground utilities;
4. Development of new and redesign of existing parking lots with greater water capture techniques;
5. Increases in setbacks from the shoreline;
6. Natural shoreline restoration;
7. Permeable pavement;
8. Dry and wet flood proofing of structures; and/or
9. Green space/open space.

[DEO Comment: The list in the suggested policy is taken from the list in proposed Policy CCM 2.16.11 related to adaptation action areas. The City could consider modifying proposed Policy CCM 2.16.11 to delete vague language as suggested in the Recommendations under Objection 3 below and make the policy applicable to the entire City instead of limiting it to as-yet-unidentified Adaptation Action Areas.]

3. To satisfy the requirements in Section 163.3178(2)(f)2., F.S., add a policy to the proposed plan amendment that addresses removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency. For example, the City could adopt a policy similar to the following:

CCM Policy ____. The City shall encourage the purchase of repetitive flood properties by public or private entities for use as open space, preservation, or conservation when opportunities arise.

Objection 3: Meaningful and Predictable Standards, Conservation and Coastal Management Element

The following proposed objective and policies in the City's Conservation and Coastal Management Element fail to establish meaningful and predictable standards for the use and development of land and meaningful guidelines for the content of more detailed land development regulations: CCM Policy 2.14.1, CCM Objective 2.16, and CCM Policies 2.16.2, 2.16.6, 2.16.7, and 2.16.11. The objective and policies contain vague or discretionary language. Use of words such as "promote", "encourage," "consider" and "where appropriate" essentially negate an objective or policy or create uncertainty about whether and when the objective or policy applies.

Statutory Authority: Sections 163.3177(1) and 163.3184(1)(b), F.S.

Recommendations:

1. Modify CCM Policy 2.14.1, CCM Objective 2.16, and CCM Policies 2.16.2, 2.16.7, and 2.16.11 to define or change terms and phrases that are vague, discretionary, or otherwise create uncertainty about whether and when an objective or policy applies. For example, if the word "promote" or "encourage" is used, identify the actions the City will take to "promote" or "encourage" the activity or change the term to "require" or similar less discretionary language. If the term "where appropriate" is used, identify the criteria for determining when the activity is appropriate and who makes the decision of when an activity is appropriate, or delete the term. The City could modify the objective and policies as suggested below.

CCM Policy 2.13.2

The City will encourage the protection of recreational resources and ensure protection of historic resources.

CCM Objective 2.16

The City will ~~promote the development of~~ implement adaptation strategies and engineering solutions for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, saltwater 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.

[DEO Comment: DEO notes that under the definition of "coastal area" in Section 163.3164(8), F.S., the entire City is the coastal area to which the requirements in Section 163.3178(2)(f), F.S., apply.]

CCM Policy 2.16.2

Strategies and engineering solutions the City will utilize for preparing for sea level rise, ~~such as include but are not limited to~~ increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage and adjustment of bridge heights to allow for navigation when funds are available to the City for such activities, ~~should be collectively assessed and implemented where appropriate.~~

(CCM Policy 2.16.2 continued) Adaptation strategies ~~may~~ shall apply to the following:

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 by _____.

[DEO Comment: For proposed CCM Policy 2.16.7, the City should indicate what steps it will take or what programs it will implement to discourage the disturbance of natural shorelines. Alternatively, the City could consider modifying the policy to prohibit disturbance of natural shorelines in the City, with or without exceptions for specific types of development such as boat ramps and single-family residential docks; and/or requiring restoration of natural shorelines when development or redevelopment occurs, with or without exceptions for specific shoreline uses such as boat ramps and single-family residential docks.]

CCM Policy 2.16.11

The City shall ~~consider and utilize, but not limited to, the following~~ tools, site development techniques and strategies for use development or redevelopment within any Adaptation Action Area, including but not limited to the following, ~~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:~~

Comment: Meaningful and Predictable Standards.

Proposed **CCM Policy 2.16.6** provides that the City shall *promote* installation of low impact development and green infrastructure on public property and *encourage* its installation on private property. To ensure that the policy contains meaningful and predictable standards for the development and use of land and meaningful guidelines for more detailed land development regulations, the City should consider identifying the programs it will implement or the steps it will take to *promote* and *encourage* installation of low impact and green infrastructure.

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the Department of Economic Opportunity and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ Department of Economic Opportunity identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format;

_____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation, and its adopted designation;

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the Department of Economic Opportunity did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the Department of Economic Opportunity to the ORC report from the Department of Economic Opportunity.



Florida Department of Transportation

RON DESANTIS
GOVERNOR

2198 Edison Avenue MS 2806
Jacksonville, FL 32204-2730

KEVIN J. THIBAUT, P.E.
SECRETARY

December 27, 2019

David Birchim, AICP
Planning and Building Department Director
City of St. Augustine
PO Box 210
St. Augustine, FL 32085-0210

SUBJECT: *City of St. Augustine Proposed Comprehensive Plan Amendment (19-2ER)*

Dear Mr. Birchim,

Pursuant to Section 163.3184(3), Florida Statutes, (F.S.) in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the proposed amendments, City of St. Augustine 19-2ER.

The City of St. Augustine proposes amendments to every Element and the Future Land Use Map (FLUM) Series of the City's Comprehensive Plan based upon evaluation according to the requirements of Section 163.3191 of the Florida Statutes. The three (3) primary statutory requirements made in the Plan include a Mobility Plan to identify and encourage alternative forms of transportation, a Water Supply Plan to identify and encourage water conservation, and updates related to how the City will address projected impacts due to Sea Level Rise.

Among the changes to the Comprehensive Plan, updates are proposed to the Transportation and Mobility Elements. The City proposes to adopt a Quality of Service (QoS) method for measuring transportation performance which will be based on the posted speed limit. The City also proposes to adopt a mobility fee system as a replacement for transportation concurrency. The Mobility Fee is proposed as an assessment on new development or redevelopment to mitigate impacts from future growth. Additionally, the proposed amendments include policies promoting alternative modes of transportation to minimize automobile impacts to the roadway system. Due to the physical constraints of widening roads and to maintain the historic context of St. Augustine, the City is commended for exploring innovative and creative approaches to maintain and improve mobility within the City.

We appreciate the opportunity to review the proposed comprehensive plan amendments and request that a copy of the adopted amendments, along with the supporting data and analysis, be transmitted within ten working days after the second public hearing for FDOT review.

If you have any questions, please do not hesitate to contact me by email:
scott.clem@dot.state.fl.us or call: (904) 360-5681.

Sincerely,

A handwritten signature in black ink that reads "Scott A. Clem". The signature is written in a cursive, slightly slanted style.

Scott A. Clem, AICP
FDOT D2 Growth Management Coordinator

cc: Jennifer Carver, FDOT Central Office, Office of Policy Planning
Ray Eubanks, DEO

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No.: **City of St. Augustine Transmitted 19-2ER**
Date to be Mailed to Local Government and State Land Planning Agency: **December 6, 2019**
Local Government Item No.: **Ordinance 2019-49**

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

This transmittal seeks to amend the City of St. Augustine Comprehensive Plan in response to their Evaluation and Appraisal Report (EAR), local approaches and statutory changes. Highlights include:

- Policies to address the 2015 "Peril of Flood" statute. The City addresses this in detail and includes both a coastal vulnerability assessment and an adaptation plan as background data and analysis
- A Water Supply Facility Work Plan
- The addition of an economic development goal to the Future Land Use Element that emphasizes the need for a diverse economy
- The addition of a "sense of place" goal to the Future Land Use Element recognizing the balance of factors that make for a livable city
- A Historic Preservation Element that reflects the work the community has been doing to recognize the importance of history of all types. Where the focus was formerly on the Spanish heritage, it now includes a broader spectrum of historic neighborhoods and archaeology, and the importance of resilience and community character.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

No adverse effects to significant regional resources and facilities in the Strategic Regional Policy Plan were identified.

2. EXTRA-JURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

3. IS INTERGOVERNMENTAL COORDINATION RECOMMENDED?

Yes ☒	No ☒	N/A ☐
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The update emphasizes coordination with the County throughout the Plan. This approach will enhance coordination and collaboration.

Request a copy of the adopted version of the amendment?

Yes ☒	No ☐	N/A ☐
---	-----------------------------	------------------------------

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the staff review report of the City of St. Augustine Transmitted 19-2ER.

From: Eubanks, Ray
To: DCPexternalagencycomments
Subject: FW: City of St. Augustine proposed comprehensive plan amendment 19-2ER (WSFWP)
Date: Tuesday, January 21, 2020 3:38:02 PM
Attachments: [Technical Assistance.docx](#)

D. Ray Eubanks
Plan Review and Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street MSC 160
Tallahassee, FL 32399-4120
850-717-8483

Ray.Eubanks@deo.myflorida.com



From: Steve Fitzgibbons <SFitzgibbons@sjrwmd.com>
Sent: Friday, December 20, 2019 8:41 AM
To: DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>
Cc: Amy Skinner <askinner@citystaug.com>; dbirchim@citystaug.com
Subject: City of St. Augustine proposed comprehensive plan amendment 19-2ER (WSFWP)

Dear Mr. Eubanks,

St. Johns River Water Management District (District) staff have reviewed City of St. Augustine proposed comprehensive plan amendment 19-2ER in accordance with the provisions of Chapter 163, *Florida Statutes*. Based on review of the submitted materials, District staff have no comments on the proposed amendment. However, during review of the amendment, City staff indicated that the amendment's data and analysis includes a water supply facilities work plan (WSFWP). Therefore, technical assistance related to regional water supply and WSFWPs is attached to this email. District staff appreciate City staff's time and assistance during the District's review of the amendment. District staff are available to assist the City planning staff as they amend the comprehensive plan to complete and adopt a WSFWP.

If you have any questions or need additional information, please contact me. Please note that all proposed and adopted comprehensive plan amendments can be submitted to the District by email at sfitzgibbons@sjrwmd.com.

Sincerely,
Steve Fitzgibbons

Steven Fitzgibbons, AICP
Intergovernmental Planner
Division of Strategic Planning and Initiatives
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
E-mail: sfitzgibbons@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



www.sjrwmd.com/epermitting

Technical Assistance

1. The amendment contains several policies referencing the City's water supply work plan (a/k/a water supply facilities work plan [WSFWP]), including Infrastructure Element (IE) Policy 4.1.1 which indicates the WSFWP is adopted and included in the IE. However, City staff indicated that the WSFWP is not included in the IE, but actually an untitled portion of data and analysis (D&A) for the IE and other elements. Section 163.3177(6)(c)3, *Florida Statutes* (F.S.) requires a WSFWP to be adopted. The District recommends the City include an adopted WSFWP document as an appendix to the IE. Alternatively, the City could also adopt a WSFWP document by reference and include an IE policy noting such, consistent with Section 163.3177(4)(a), F.S.
2. The WSFWP/IE D&A does not identify a planning period. Consistent with Section 163.3177, F.S., the WSFWP should address a minimum 10 year planning period (e.g., 2020-2029).
3. The WSFWP/IE D&A indicates the City's water treatment plant (WTP) has capacity through 2025-26. The WSFWP should demonstrate whether the WTP has capacity for a minimum 10-year planning period.
4. The projected water demand data in Table 8 of the WSFWP/IE D & A is inconsistent with the North Florida Regional Water Supply Plan (NFRWSP). These water demand projection data should be revised to be consistent with the NFRWSP (see Section 163.3177(6)(c)3, F.S.).
5. Because the City provides potable water service to a portion of unincorporated St. Johns County, the WSFWP should address intergovernmental coordination with St. Johns County.

From: [Plan Review](#)
To: [Eubanks, Ray](#); [DCPexternalagencycomments](#)
Cc: [Plan Review](#)
Subject: [EXTERNAL] - St. Augustine 19-2ER Proposed
Date: Friday, December 27, 2019 1:54:16 PM
Attachments: [image002.png](#)

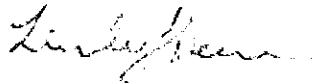
To: Ray Eubanks, DEO Plan Review Administrator

Re: St. Augustine 19-2ER – State Coordinated Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@floridadep.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



City of St. Augustine

Response to FDEO ORC Report related to Amendment No. 19-02ER

City of St. Augustine EAR based Amendment Submittal

Comprehensive Plan 2040 update

Objection 1: Density and Intensity Standards

The Community Planning Act requires that future land use categories include standards for density and intensity of uses in each future land use category. Proposed Policy FLUE 6.2.3 of the Future Land Use Element lists the future land use categories allowed by the Comprehensive Plan. The Policy is not consistent with Sections 163.3177(6)(a) and (6)(a)1., F.S., because some of the land use categories do not include either a density standard for residential development or an intensity standard for non-residential development or both. Without density and intensity standards, the policy does not establish meaningful and predictable standards for the use and development of land in the City or meaningful guidance for development of more detailed land development regulations.

Statutory Authority: Sections 163.3177(6)(a) and (6)(a)1., and 163.3184(1)(b), F.S.

Recommendation:

Revise proposed Future Land Use Element Policy FLUE 6.2.3 to include density standards for residential land uses and intensity standards for non-residential land uses allowed in the following eight future land use categories:

Residential Low Density (intensity standard for public and institutional uses)

Residential Medium Density (intensity standard for public and institutional uses)

Residential Mixed Use Low Density (intensity standard for public and institutional uses)

Residential Mixed Use Medium Density (intensity standard for public and institutional uses)

Commercial Low Intensity (intensity standard)

Commercial Medium Intensity (intensity standard)

Industrial (density and intensity standards)

Marine Industrial (density and intensity standards)

Objection 1: City Response

Based on this Objection the City has inserted the current 2011 Comprehensive Plan densities and intensities, and included references related to the Public and Institutional land use categories where the intensity is limited by the most restrictive adjacent land use. These are included in **blue** and **underlined** as an insert, to clearly indicate any additional language added to respond to the objection.

A density of two (2) units per acre has also been added to the Industrial and Marine Industrial land use categories to establish a density, as suggested in the recommendation.

Included below and excerpted from the Future Land Use Element of the proposed Comprehensive Plan 2040 is:

- Table 1 which outlines the Land use category densities and intensities of the existing 2011 Comprehensive Plan;
- Table 2 which indicates the proposed Land use densities and intensities outlined to be adopted in the Comprehensive Plan 2040 with the City response in blue; and
- The details of Goal 6, Objectives and Policies as proposed in the Comprehensive Plan 2040 with the changes to respond to the Objection.

Table 1: Existing Future Land Use Categories in the 2011 Comprehensive Plan

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

Table 2: Proposed Future Land Use Categories in the Comprehensive Plan 2040

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

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 the Industrial categories. Public Technical/training schools may be located in the Industrial categories. 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.

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 Residential Uses a maximum of 8 single family dwellings per acre.; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

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 Residential 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; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

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 Residential Uses a maximum height restriction of 50 feet; maximum lot coverage of 50% of 8 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.~~

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 Residential 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; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, 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.~~ 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 minimum of 20% and 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 minimum of 40% and 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.~~ 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 (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 minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

- Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and 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, and two (2) dwelling units per acre.

- 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, and two (2) dwelling units per acre.

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. Other uses 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) is added to the Future Land Use map:

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 and Institutional Use Categories: The Public and Institutional 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 is added to the Future Land Use map:

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.

Objection 2: Peril of Flood Requirements

Section 163.3178(2)(f), F.S., requires that the coastal management element of a comprehensive plan contain a redevelopment component that meets six criteria to address the peril of coastal flooding and the related impacts of sea level rise. The proposed amendment to the City's Conservation and Coastal Management Element satisfies three of the statutory requirements. However, the proposed amendment does not satisfy the following three statutory requirements for the redevelopment component of the City's Conservation and Coastal Management Element:

Include development and redevelopment principles, strategies and engineering solutions that reduce the flood risk in coastal areas which results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea-level rise.

Encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Identify site development techniques and best practices that may reduce losses due to flooding and claims made under flood insurance policies issued in this state.

Statutory Authority: Sections 163.3177(1), 163.3178(2)(f), 163.3184(1)(b), and 163.3191(1), F.S.

Recommendations:

Revise the proposed amendment to include goals, objectives or policies that satisfy the requirements in Section 163.3178(2)(f)l-3, F.S.

The City has developed data and analysis that identify portions of the community most vulnerable to the effects of current and future coastal flooding hazards. The City should determine whether to consider future coastal flooding impacts at as much as 20, 50, or 100-year intervals and whether to project impacts based on low, medium, or high sea level rise elevation scenarios. Analyzing impacts farther into the future will help the City eliminate inappropriate and unsafe development in the most vulnerable areas of the City and could better situate the City to plan for the longer-term impacts on infrastructure and City resources.

Based on the projections and vulnerabilities identified in the data and analysis, the City should address any issues of concern to the community that may result in improved resiliency. This includes identifying the public facilities and infrastructure, cultural, historic and natural resources important to the community as well as private investments located and planned to be located within the areas impacted by current and future coastal flooding.

To address the requirements in Sections 163.3178(2)(f)1. and 3., F.S., add one or more policies that identify specific development and redevelopment principles, strategies, engineering solutions, site development techniques and best practices that reduce the flood risk in the City that results from high-tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise, and that may reduce losses due to flooding.

To satisfy the requirements in Section 163.3178(2)(f)2., F.S., add a policy to the proposed plan amendment that addresses removal of coastal real property from flood zone designations established by the Federal Emergency Management Agency.

Objection 2: City Response

Upon further review of the City's submitted Comprehensive Plan, in general it is the City's opinion that the statutory requirements have been adequately addressed, and that the intent and requirements for the Sea Level Rise/Perils of Flood statutory requirements have been met. As a participant in the pilot program the consultants drafted language for proposed updates and additions to the City's Goals, Objectives and Policies (GOPs). The City has incorporated the drafted amendments, and expanded upon them as part of the City's submittal based on other sources obtained from the University of Florida Coastal Planning Specialist, Florida Sea Grant College Program.

Specific references from our submitted Comprehensive Plan 2040 are referenced below:

FLUE Objective 4.3, FLUE Policy 4.3.1;
HP Goal 8, Objective 8.2 and all associated policies;
CCM Objective 1.3 and all associated policies;
CCM Objective 1.13 and all associated policies;
CCM Objective 2.9 and all associated policies;
CCM Objective 2.10 and all associated policies;
CCM Policy 2.12.5;
CCM Policy 2.12.6;
CCM Policy 2.12.11;
CCM Objective 2.15 and all associated policies;
ROS Objective 3.1 and all associated policies;
H Policy 1.3.3;
H Objective 5.1.6;
H Policy 5.1.7; and
Infra Goal 6 and all associated objectives and policies.

These references include Objectives and Policies that address the need to identify public facilities, infrastructure, cultural, historic and natural resources located in potentially impacted areas. However, the following proposed Objectives and Policies will be inserted into the Conservation and Coastal Management Element of the City's Comprehensive Plan 2040. They include specific references from the data and analysis to clarify the City's approach to sea level rise/perils of flood, as suggested in the State ORC report issued January 31, 2020.

Objectives and Policies to be inserted:

CCM Objective 2.18

The City will utilize the FDEO *Coastal Vulnerability Assessment*, and the *2017 Adaptation Plan for St. Augustine*, included in the Data and Analysis as reference to identify portions of the community most vulnerable to the effects of current and future coastal flooding hazards.

CCM Policy 2.18.1

As outlined in the FDEO *Coastal Vulnerability Assessment* prepared for the City, July 2016, the city will utilize a 20-40 year (2035-2055) municipal planning timeframe for Comprehensive Planning purposes, and the basis for evaluation of all adaptation strategies.

CCM Policy 2.18.2

As outlined in the FDEO *Coastal Vulnerability Assessment* prepared for the City, July 2016, the city will utilize a 50-80 year (2065-2085) timeframe for long term awareness related to utility infrastructure, transportation and residential structure lifecycles. This timeframe will allow for the evaluation of the cost-effectiveness of additional protection for adaptable resilience strategies.

CCM Policy 2.18.3

The City will utilize 1.5 feet of sea level rise (SLR) for its initial project scoping to predict needed engineering solutions and to identify vulnerabilities and projections of vulnerable areas based on the data and analysis.

Additionally, the City amended the language in the proposed Policy CCM Policy 2.16.11, and included an additional policy CCM Policy 2.16.13 to further address options that may reduce flood risk, and losses due to flooding.

CCM Policy 2.16.13

Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to:

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.

The City also added CCM Policy 2.15.3 to satisfy the requirement that the proposed plan address the potential removal of coastal real property from flood zone designations established by FEMA.

CCM Policy 2.15.3

The City shall evaluate the feasibility of the purchase of repetitive flood properties by public or private entities for use as open space, preservation, or conservation when opportunities arise.

Objection 3: Meaningful and Predictable Standards, Conservation and Coastal Management Element

The following proposed objective and policies in the City's Conservation and Coastal Management Element fail to establish meaningful and predictable standards for the use and development of land and meaningful guidelines for the content of more detailed land development regulations: CCM Policy 2.14.1, CCM Objective 2.16, and CCM Policies 2.16.2, 2.16.6, 2.16.7, and 2.16.11. The objective and policies contain vague or discretionary language. Use of words such as "promote", "encourage," "consider" and "where appropriate" essentially negate an objective or policy or create uncertainty about whether and when the objective or policy applies.

Statutory Authority: Sections 163.3177(1) and 163.3184(1)(b), F.S.

Recommendations:

Modify CCM Policy 2.14.1, CCM Objective 2.16, and CCM Policies 2.16.2, 2.16.7, and 2.16.11 to define or change terms and phrases that are vague, discretionary, or otherwise create uncertainty about whether and when an objective or policy applies. For example, if the word "promote" or "encourage" is used, identify the actions the City will take to "promote" or "encourage" the activity or change the term to "require" or similar less discretionary language. If the term "where appropriate" is used, identify the criteria for determining when the activity is appropriate and who makes the decision of when an activity is appropriate, or delete the term. The City could modify the objective and policies as suggested.

Comment: Meaningful and Predictable Standards.

Proposed CCM Policy 2.16.6 provides that the City shall *promote* installation of low impact development and green infrastructure on public property and *encourage* its installation on private property. To ensure that the policy contains meaningful and predictable standards for the development and use of land and meaningful guidelines for more detailed land development regulations, the City should consider identifying the programs it will implement or the steps it will take to *promote* and *encourage* installation of low impact and green infrastructure.

Objection 3: City Response

The City has amended the policies suggested by the FDEO to include more meaningful and predictable language. The changes are made in blue and indicated in the following policies excerpted from the Conservation and Coastal Management Element of the proposed Comprehensive Plan 2040.

The City would like to note that based on the Coastal High Hazard Areas Map and the FEMA Flood Zones Map included with the City's submittal the entire city is not in a coastal area.

Preservation

CCM Policy 2.14.1

The City will encourage determine the level of the protection required for of recreational and historic resources through the adopted Historic Preservation Element and the land development code.

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 Policy 2.15.3

The City shall evaluate the feasibility of the purchase of repetitive flood properties by public or private entities for use as open space, preservation, or conservation when opportunities arise.

CCM Objective 2.16

The City will ~~promote the development of~~ implement 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 and engineering solutions the City will utilize for preparing for sea-level rise, such as include but are not limited to increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation when funds are available to the City for such activities, ~~should be collectively assessed and implemented where appropriate.~~

Adaptation strategies ~~may~~ shall 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~~ evaluate the feasibility of installing ~~of low impact development (LID) or green infrastructure (GI) on public property and encourage~~ amend the LDC to require developers/property owners to evaluate the feasibility of ~~its installation on private property~~ through the development review process. 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 by continuing to enforce the City's no net loss of wetlands policies, Conservation Overlay Zone 1 review requirements, and coordinating with the SJRWMD and other state agencies to preserve natural shorelines and jurisdictional wetlands through the ERP program.

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~~ development or redevelopment within any Adaptation Action Area, including but not limited to the following ~~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 Policy 2.16.13

Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to:

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 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.

CCM Objective 2.18

The City will utilize the FDEO *Coastal Vulnerability Assessment*, and the *2017 Adaptation Plan for St. Augustine*, included in the Data and Analysis as reference to identify portions of the community most vulnerable to the effects of current and future coastal flooding hazards.

CCM Policy 2.18.1

As outlined in the FDEO *Coastal Vulnerability Assessment* prepared for the City, July 2016, the city will utilize a 20-40 year (2035-2055) municipal planning timeframe for Comprehensive Planning purposes, and the basis for evaluation of all adaptation strategies.

CCM Policy 2.18.2

As outlined in the FDEO *Coastal Vulnerability Assessment* prepared for the City, July 2016, the city will utilize a 50-80 year (2065-2085) timeframe for long term awareness related to utility infrastructure, transportation and residential structure lifecycles. This timeframe will allow for the evaluation of the cost-effectiveness of additional protection for adaptable resilience strategies.

CCM Policy 2.18.3

The City will utilize 1.5 feet of sea level rise (SLR) for its initial project scoping to predict needed engineering solutions and to identify vulnerabilities and projections of vulnerable areas based on the data and analysis.

The St. Johns River Water Management District (SJRWMD) also suggested some clarifications related to the City's Water Supply Work Plan.

The SJRWMD indicated that the City should include a Water Supply Work Plan as part of any adopted Infrastructure Goals, Objectives and Policies (GOPs). Therefore, the **Appendix A** of the Infrastructure Element is attached and will be adopted as part of the Goals, Objectives and Policies.

Infrastructure Element

Appendix A

City of St. Augustine Water Supply Facilities Work Plan (2020-2030)

Prepared By:

City of St. Augustine
Planning and Building Department

March 2020

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

Introduction

The purpose of the City of St. Augustine Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the City's jurisdiction and water service area. The Work Plan planning period of 2020-2030 was determined after a review of the following factors: (a) the existing consumptive use permit will expire in 2028; and (b) the comprehensive plan's planning period goes until 2040. At a minimum, it will be necessary to update this document prior to the end of the planning period, and/or within 18 months after the St. Johns River Water Management District (SJRWMD) Regional Plan is updated.

In addition, in accordance with Section 163.3177(6)(c), and Section 163.3177(4)(a), F.S., the City must ensure coordination of its comprehensive plan with the plans of SJRWMD and St. Johns County. Therefore, if SJRWMD updates the North Florida Regional Water Supply Plan (NFRWSP) and actually impacts the City, it will be necessary to update the City's Work Plan. The City's Infrastructure Element (INFRA Policy 4.1.3) contains enabling language to ensure coordination with SJRWMD's plans.

Potable Water Supplier(s) and Service Agreements

Potable and Non-potable Water Supplier(s) Information

The City of St. Augustine is the only entity that provides potable water service within the City limits. In addition, the City does provide potable water service to a portion of unincorporated St. Johns County adjacent to the city limits. The City is financially responsible for capital improvements related to the provision of services within its service area.

There are no non-potable water service providers within City limits. The City does not currently provide non-potable water service. The City researched the feasibility of providing reclaim water, but the City determined that it is not feasible at this time.

The attached figure, Figure 1, contains a map illustrating the City limits and the potable water service area.

Domestic Self-Supply (DSS)

Because of the urban and fairly, compact development pattern of the City of St. Augustine there are very few properties not on the city sewer utility. Most all of the residential and commercial properties are on city water and sewer service.

Only a small portion of the City is not serviced by sanitary sewer. This relatively small area, much like the entire City of St. Augustine, is fairly built-out. According to the St. Johns County Health Department, no new septic tank permits have been issued in almost three (3) years in St. Augustine. According to the City's Planning and Building Department, no building permits have been issued in almost three (3) years for properties that cannot be serviced by sanitary sewer. Additionally, the small portion of the City not serviced by sanitary sewer is within the Astatula soil classification, which is relatively suitable for septic systems.

The City would like to reduce the number of properties on septic systems over the course of the planning timeframe. It is anticipated that as environmental circumstances change, and systems begin to fail properties will have to "hook-up" to the sanitary sewer system. But for planning purposes for this Water Supply Plan it is assumed that no notable changes to the number of properties on septic systems will occur. It is assumed that the same trend will continue over the planning period. No new development has required a septic system, any recent development has included city sanitary sewer service.

Water Supply Agreements

Pursuant to an interlocal agreement signed in XXXXX, the City is authorized to provide potable water and sanitary sewer to a portion of unincorporated St. Johns County, and within the City's service area. Based on the agreement(s), the City has the right to provide potable water and sanitary sewer to those properties where the utilities are available, and levels of service are sustainable.

ICE Policy 1.1 provides enabling language relative to the interlocal agreement and the provision of potable water, sanitary sewer, and other services to certain unincorporated areas of St. Johns County.

Because the City provides water services to some of the unincorporated areas of St. Johns County, it is important for the City to monitor and participate, as necessary, in the County's planning and development processes to ensure that the City can account for the water needs of the respective unincorporated area. ICE Policy 1.1 contains enabling language for this coordination.

Potable Water Sources, Demand, Supply, and Facilities

Water Sources

The City currently operates two (2) water treatment plants (WTP) that have a combined capacity of 6.5 mgd. The City's current Consumptive Use Permit (CUP #50299) expires in 2028. The CUP authorizes the use of 5.681 million gallons per day (mgd) average of groundwater from the upper Floridan aquifer for public supply and 0.882 mgd (maximum) of groundwater from the upper Floridan aquifer for reverse osmosis treatment process purposes, and 10.8 mgd of groundwater from the upper Floridan for essential use (fire protection).

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

Potable Water Demand, Supply and Facility Capacity

The following Table contains projected population and water demand for the City's potable water service area from the NFRWSP. In addition, the table shows the City's CUP allocation and WTP facility data.

Table 1. City of St. Augustine Service Area Projections

	<u>NFRWSP Population for COSA service area</u>	<u>NFRWSP projected water demand (mgd)</u>	<u>CUP Allocation (mgd)</u>	<u>WTPs Combined Capacity (mgd)</u>
<u>2020</u>	<u>37,506</u>	<u>4.22</u>	<u>6.028</u>	<u>6.5</u>
<u>2025</u>	<u>43,191</u>	<u>4.84</u>	<u>6.286</u>	<u>6.5</u>
<u>2030</u>	<u>48,379</u>	<u>5.42</u>	<u>6.564*</u>	<u>6.5</u>

*The City of St. Augustine's CUP expires in 2028. WSFWP assumes 2028 allocation, at a minimum, to be extended to 2030.

Table 1 demonstrates that the City has adequate potable water supply and facility capacity to accommodate the existing population and projected growth within the City's service area up to the WSFWP's planning period.

Non-potable Water Suppliers, Sources, Services, and Facilities

The City's WWTP has a permitted capacity of 4.95 MGD and utilizes a complete mix activated sludge treatment process with a headworks system for removal of grit and debris, biological treatment units (BTUs) which provide aeration, clarifiers, disinfection chambers and post aeration. The annual average daily flow of the WWTP over the past year is 3.78 MGD (reported in 2018). The recently completed Capacity Analysis Report projects that available capacity is sufficient to address development in the service area through 2028 so long as the inflow and infiltration reduction program continues. It is important to note that there is a large difference in population served within the service area versus the population and projected population just within the city limits. Also, the city uses the SJRWMD suggested 2.43 persons per household to calculate projected water needs, but for general population projections and household sizes in the Future Land Use and Housing Elements the city uses 2.30 persons per household based on the U.S. Census estimates. That is a 5% difference in population projections, which would reduce the projected population for 2030 by 2,419 people. By using the 2.43 persons per household this potential cushion for the projections is maintained.

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

A water reuse feasibility study was completed in 2002. Because of the Wastewater Treatment Plant (WWTP) location, and the built-out/historic attributes of the City of St. Augustine, the feasibility of supplying reclaimed water is very limited. There are no realistic opportunities for reuse in the historic center of the City.

Residential developments on the mainland west of the San Sebastian River also have primarily small lots and a highwater table. The City completed a feasibility analysis to assess the feasibility of taking reclaimed water to golf courses on the outskirts of the City. The cost of upgrading the WWTP and installing a transmission system to deliver reclaimed water to the north portion of the City's service area where it could be utilized are estimated at \$14,000,000.00 (Source: SJRWMD).

Water Supply and Facility Concurrency

Potable Water Level of Service

The City is responsible for authorizing development within its City limits. However, the City provides services to a portion of unincorporated St. Johns County. Therefore, it is important for the City's and County's water supply and facility concurrency system to be coordinated and consistent.

Infrastructure Element Policy 3.1.1 and Capital Improvements Element Policy 5.3 contains enabling language that establishes the City's potable water level of service.

Water Supply and Facility Concurrency

The current legislative requirements for concurrency [i.e., Section 163.3180(2)(a), F.S.] require that the City's comprehensive plan and land development regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. In addition, the City must, prior to the approval of a building permit, determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. CI Policy 3.3 provides enabling language for water supply and facility concurrency, and addresses the requirements of Section 163.3180(2), F.S.

Project Options Identified in the NFRWSP

The NFRWSP identified the following Project Options for the City of St. Augustine:

- St. Augustine Water Supply / LPRO Phase 2
- Conservation Rate Implementation

The LPRO Phase 2 project included an increase LPRO production from 2 mgd to 4 mgd. This project was completed in 2016.

For the Conservation Rate Implementation project, the City conducted a comprehensive conservation program that included a rate study, education program, block rate implementation, AMR pilot installation and results analysis. The NFRWSP indicated an estimated water supply benefit for the project of 0.58 mgd. This project was also completed in 2016.

Water Conservation Practices

The City has adopted a water conservation plan as part of the Consumptive Use Permit (CUP). Including the requiring of low flow plumbing fixtures, which have been incorporated into the City's Building Code. Utility meter readers notify customers immediately if a meter indicates a 10% or greater increase in water use from the previous meter reading. This notification system allows customers to quickly identify leaks or problems so they can be addressed immediately.

A citizen awareness and education program that emphasizes the importance and value of water resources is also in place. This program includes water conservation public service announcements and provides a water conservation exhibit in the utility customer service

building. *Insight*, the utility newsletter, is mailed to customers, and displays of water conservation posters and literature is distributed at City Hall.

The City currently implements water conservation practices, including some that are enabled by comprehensive plan policies. In addition, because the City provides potable water service to a portion of unincorporated St. Johns County, it is important for the City to coordinate with the County on its water conservation practices:

- Encouraging continuing education for utilities staff to optimize processes (INFRA 3.4.1)
- Require use of water conserving plumbing fixtures (INFRA 3.4.2)
- Comply with conservation elements in City CUP (INFRA 3.4.3 and 4.1.6)
- Implement water conservation education program (INFRA 3.4.4)
- Encourage low impact landscape and irrigation system design (INFRA 3.5)
- Require certain standards for irrigation systems (INFRA 3.5.1)
- Implementation of certain land development techniques to conserve water (INFRA 4.1.5)
- Encourage low water use landscapes (INFRA 4.1.7)
- Plugging free flowing wells (INFRA 4.2.7)

Water Source Protection Practices

Water conservation is important to reduce potable water demand. The City's water conservation practices include the following:

- Maintain wellhead protection program (INFRA 3.7.3)
- Implement certain wellhead protection standards ((INFRA 3.7.3)
- Coordinate with regional, state and federal agencies on protection of water resources (INFRA 3.8.2)
- Monitoring for saltwater intrusion (INFRA 4.2.5)
- Maintain a wellfield protection map (INFRA 4.2.6)

Conclusion

Based on the Goals, Objectives and Policies in the City's Comprehensive Plan 2040, and this Work Plan the City is well aware of the need to project, monitor, and reduce the volumes of water supply from the source. The City will continue to update the Work Plan as needed, and coordinate with St. Johns County and the SJRWMD.

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, provides 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 May 2020, 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)

Note:

Comprehensive Plan text:

Black text indicates existing 2011 text previously adopted with no changes proposed.

Red text underline indicates new text and ~~strikethrough~~ indicates deleted text.

Blue text underline indicates new text and ~~strikethrough~~ indicates deleted text in response to FDEO ORC Report issued January 31, 2020.

City of St. Augustine Comprehensive Plan 2040

Future Land Use Element Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text in response to
FDEO ORC Report issued January 31, 2020.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

July 2020

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

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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 the 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)~~ The City shall work with St. Johns County to 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 to serve 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 Regional Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Regional Water Supply Plan.

FLUE Policy 2.3.1

As part of the Water Supply Facilities Work Plan the City will explore adopting regulations that would require 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 large scale 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 code to ensure that it 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 redevelopment, 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 and 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 categories. 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 in the Comprehensive Plan 2040

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

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 Residential Uses a maximum of 8 single family dwellings per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

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 Residential 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; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

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 Residential~~ Uses ~~a maximum height restriction of 50 feet; maximum lot coverage of 50% of 8 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.~~

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 Residential~~ 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; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.~~

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

FLUE 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.~~ 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 minimum of 20% and 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 minimum of 40% and 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.~~ 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 (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 minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB.
- Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and 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, and two (2) dwelling units per acre.

- 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, and two (2) dwelling units per acre.

FLUE Policy 6.6.3

The City encourages the development of clean, non-polluting types of industrial uses. (Adopted June 2011, Ord. No. 2011-02)

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. Other uses 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) is added to the Future Land Use map:

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 and Institutional Use Categories: The public and Institutional 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. (Adopted June 2011, Ord. No. 2011-02)

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 is added to the Future Land Use map:

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 including West King Street to the city limits, 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.

City of St. Augustine Comprehensive Plan 2040

Historic Preservation Element 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.

July 2020

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 Community Planning 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.

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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.

HP Policy 3.2.3

Consider adopting in the Land Development Code 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 related to 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(s) 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, 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 historic 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(s).

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 a neighborhood character study 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. 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. 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 and Utility Department permits with ground penetrating activity that requires review by and coordination with the City Archaeologist(s).

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 to 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 other 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.

City of St. Augustine

Comprehensive Plan 2040

Conservation and Coastal Management Element

Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text in
response to FDEO ORC Report issued January 31, 2020.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

July 2020

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
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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. (Adopted June 2011 Ord #2011-02)

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 ~~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 Policy 1.2.4

The City shall update its Stormwater Master Plan (stormwater management system) within two (2) 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 ~~E~~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 reservation 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. (Adopted June 2011, Ord #2011-02)

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 Code, 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 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. (Adopted June 2011, Ord #2011-02)

CCM Policy ~~6.1~~ 1.10.1

The City will maintain the existing 1,500 feet protective easements around the potable water well fields. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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 Facilities 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 Regional 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 StarTM 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 StarTM 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 and commercial 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~~ significant 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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

CCM Policy ~~1.9~~ 2.1.7

No additional waterways shall be impounded or altered to restrict or interfere with the natural tidal flow. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

CCM Policy ~~1.11~~ 2.1.9

Continue to enforce City Code which prohibits the discharge of any seafood viscera into any city waterway. (Adopted June 2011, Ord #2011-02)

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 2.1.2.1

Coordinate with St. Johns County to identify and eliminate point and nonpoint discharges outside the city limits that impact city waterways. (Adopted June 2011, Ord #2011-04)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord #2011-02)

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. (Adopted June 2011, Ord. #2011-02)

CCM Policy ~~12.1~~ 2.8.1

The St. Augustine Inlet Navigation Channel provides the City marine access to the Atlantic Ocean. The U.S. 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. (Adopted June 2011, Ord. #2011-02)

Development in CHHA

CCM Objective ~~14~~ 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. (Adopted June 2011, Ord. #2011-02)

CCM Objective ~~10~~ Policy 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 the 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 (**F**DEP). 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. (Adopted June 2011, Ord. #2011-02)

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 Policy 2.15.3

The City shall encourage the purchase of repetitive flood properties by public or private entities for use as open space, preservation, or conservation when opportunities arise.

CCM Objective 2.16

The City will ~~promote the development of~~ implement 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 and engineering solutions the City will utilize for preparing for sea-level rise, ~~such as include but are not limited to~~ increasing road surface elevation standards, subsurface stabilization, stormwater management and drainage, and adjustment of bridge heights to allow for navigation when funds are available to the City for such activities., ~~should be collectively assessed and implemented where appropriate.~~

Adaptation strategies ~~may~~ shall 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 by continuing to enforce the City's no net loss of wetlands policies, Conservation Overlay Zone 1 review requirements, and coordinating with the SJRWMD and other state agencies to preserve natural shorelines and jurisdictional wetlands through the ERP program.

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 development or redevelopment within any Adaptation Action Area, including but not limited to the following ~~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 Policy 2.16.13

Development and redevelopment in the City shall utilize strategies, site development techniques, engineering solutions, and best practices to reduce the flood risk and losses due to flooding in the City, including but not limited to:

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 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.

CCM Objective 2.18

The City will utilize the FDEO *Coastal Vulnerability Assessment*, and the *2017 Adaptation Plan for St. Augustine*, included in the Data and Analysis as reference to identify portions of the community most vulnerable to the effects of current and future coastal flooding hazards.

CCM Policy 2.18.1

As outlined in the FDEO *Coastal Vulnerability Assessment* prepared for the City, July 2016, the city will utilize a 20-40 year (2035-2055) municipal planning timeframe for Comprehensive Planning purposes, and the basis for evaluation of all adaptation strategies.

CCM Policy 2.18.2

As outlined in the FDEO *Coastal Vulnerability Assessment* prepared for the City, July 2016, the city will utilize a 50-80 year (2065-2085) timeframe for long term awareness related to utility infrastructure, transportation and residential structure lifecycles. This timeframe will allow for the evaluation of the cost-effectiveness of additional protection for adaptable resilience strategies.

CCM Policy 2.18.3

The City will utilize 1.5 feet of sea level rise (SLR) for its initial project scoping to predict needed engineering solutions and to identify vulnerabilities and projections of vulnerable areas based on the data and analysis.

City of St. Augustine Comprehensive Plan 2040

Recreation & Open Space Element 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.

July 2020

Recreation and Open Space Element

Goals, Objectives and Policies

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

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 838 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 Community Planning 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.

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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. (Adopted June 2011, Ord. #2011-02)

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. (Adopted June 2011, Ord. #2011-02)

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. (Adopted June 2011, Ord. #2011-02)

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. (Adopted June 2011, Ord. #2011-02)

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. (Adopted June 2011, Ord. #2011-02)

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. (Adopted June 2011, Ord. #2011-02)

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.
- (Adopted June 2011, Ord. #2011-02)

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. (Adopted June 2011, Ord. #2011-02)

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. (Adopted June 2011, Ord. #2011-02)

ROS Policy 4.2 2.1.2

The Recreation and Open Space classification is intended to designate parks, natural reservations and active recreation sites. (Adopted June 2011, Ord. #2011-02)

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 Resiliency

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.

City of St. Augustine Comprehensive Plan 2040

Transportation and Mobility Element Goals, Objectives and Policies

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

July 2020

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.

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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 1Transportation

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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

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~~ as implemented 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. (Adopted June 2011 Ord. #2011-02)

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 ~~1.4~~ 5.1

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 1.4~~5~~.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. (Adopted June 2011 Ord. #2011-02)

TME Policy 1.56.1

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 lessons 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 the 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 creates 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, except 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 ~~4.1.9~~

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 consistent with Florida Statutes.

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 innovate 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, protect 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.

TME 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 to 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.

City of St. Augustine Comprehensive Plan 2040

Housing Element Goals, Objectives and Policies

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

July 2020

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 Community Planning 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.

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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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

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 (CRH) 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 (Very Low Density) 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 in an ongoing basis 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 (FDEO) 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 and Analysis as part of the Comprehensive Plan evaluation process 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 encouraged where residential uses are allowed. 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/Utilities 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 ways 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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

H Policy 5.4 2.4

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

H Policy 5.5 2.5

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. (Adopted June 2011 Ord. #2011-02)

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. (Adopted June 2011 Ord. #2011-02)

City of St. Augustine Comprehensive Plan 2040

Infrastructure Element Goals, Objectives and Policies

Note: Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text.
Editing text underline indicates new text and ~~strikethrough~~ indicates deleted text in
response to FDEO ORC Report issued January 31, 2020.
Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

July 2020

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 Community Planning 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.

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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 proposed large scale 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, 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 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 Regional 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 and/or Utilities Department(s) 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 consistent with the Water Supply Facilities Work Plan. 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 coordinate with St. Johns County to 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 and/or Utilities Department(s) 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 and/or Utilities Department(s) 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 Facilities Work Plan is adopted and included as Appendix A in this element of the City's Comprehensive Plan. The City shall make appropriate changes to the Comprehensive Plan, Land Development Code, 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 Regional Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Regional 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 Land Development Code 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 Facilities Work 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 FDEO, 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 and St. Johns County 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 (TMDL) 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 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

Based on the 2013 Master Stormwater Plan, 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.

This may be revised based on the next update of the Stormwater Master Plan.

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 (FDOT) 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 United States Army Corps of Engineers (USACOE) for the Back Bay Feasibility Study.

INFRA Policy 6.1.2

It is recommended that the City continue to pursue cost-share funding to protect the Wastewater Treatment Plant during tropical events in excess of the 1% or 100-year 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 feet of sea level rise.

INFRA Policy 6.2.2

It is recommended that the tide check valve 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% or 100-year annual flood be a two-step process, with the first step being protection to an elevation of 7.0 feet, with adaptable designs capable of raising the structures for higher levels of protection when complete protection at the 7.0 feet elevation is achieved.

INFRA Policy 6.2.4

It is recommended that the City 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~~ incorporate strategies, site development techniques, engineering solutions, and best practices when 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.

Appendix A

City of St. Augustine statutory Water Supply Facilities Work Plan adopted as part of the June 2020 update of the City's Comprehensive Plan.

Infrastructure Element

Appendix A

City of St. Augustine Water Supply Facilities Work Plan (2020-2030)

Prepared By:

City of St. Augustine
Planning and Building Department

March 2020

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

Introduction

The purpose of the City of St. Augustine Water Supply Facilities Work Plan (Work Plan) is to identify and plan for the water supply sources and facilities needed to serve existing and new development within the City's jurisdiction and water service area. The Work Plan planning period of 2020-2030 was determined after a review of the following factors: (a) the existing consumptive use permit will expire in 2028; and (b) the comprehensive plan's planning period goes until 2040. At a minimum, it will be necessary to update this document prior to the end of the planning period, and/or within 18 months after the St. Johns River Water Management District (SJRWMD) Regional Plan is updated.

In addition, in accordance with Section 163.3177(6)(c), and Section 163.3177(4)(a), F.S., the City must ensure coordination of its comprehensive plan with the plans of SJRWMD and St. Johns County. Therefore, if SJRWMD updates the North Florida Regional Water Supply Plan (NFRWSP) and actually impacts the City, it will be necessary to update the City's Work Plan. The City's Infrastructure Element (INFRA Policy 4.1.3) contains enabling language to ensure coordination with SJRWMD's plans.

Potable Water Supplier(s) and Service Agreements

Potable and Non-potable Water Supplier(s) Information

The City of St. Augustine is the only entity that provides potable water service within the City limits. In addition, the City does provide potable water service to a portion of unincorporated St. Johns County adjacent to the city limits. The City is financially responsible for capital improvements related to the provision of services within its service area.

There are no non-potable water service providers within City limits. The City does not currently provide non-potable water service. The City researched the feasibility of providing reclaim water, but the City determined that it is not feasible at this time.

The attached figure, Figure 1, contains a map illustrating the City limits and the potable water service area.

Domestic Self-Supply (DSS)

Because of the urban and fairly, compact development pattern of the City of St. Augustine there are very few properties not on the city sewer utility. Most all of the residential and commercial properties are on city water and sewer service.

Only a small portion of the City is not serviced by sanitary sewer. This relatively small area, much like the entire City of St. Augustine, is fairly built-out. According to the St. Johns County Health Department, no new septic tank permits have been issued in almost three (3) years in St. Augustine. According to the City's Planning and Building Department, no building permits have been issued

in almost three (3) years for properties that cannot be serviced by sanitary sewer. Additionally, the small portion of the City not serviced by sanitary sewer is within the Astatula soil classification, which is relatively suitable for septic systems.

The City would like to reduce the number of properties on septic systems over the course of the planning timeframe. It is anticipated that as environmental circumstances change, and systems begin to fail properties will have to “hook-up” to the sanitary sewer system. But for planning purposes for this Water Supply Plan it is assumed that no notable changes to the number of properties on septic systems will occur. It is assumed that the same trend will continue over the planning period. No new development has required a septic system, any recent development has included city sanitary sewer service.

Water Supply Agreements

Pursuant to a longstanding interlocal agreement, the City is authorized to provide potable water and sanitary sewer to a portion of unincorporated St. Johns County, and within the City’s service area. Based on the agreement(s), the City has the right to provide potable water and sanitary sewer to those properties where the utilities are available, and levels of service are sustainable.

ICE Policy 1.1 provides enabling language relative to the interlocal agreement and the provision of potable water, sanitary sewer, and other services to certain unincorporated areas of St. Johns County.

Because the City provides water services to some of the unincorporated areas of St. Johns County, it is important for the City to monitor and participate, as necessary, in the County’s planning and development processes to ensure that the City can account for the water needs of the respective unincorporated area. ICE Policy 1.1 contains enabling language for this coordination.

Potable Water Sources, Demand, Supply, and Facilities

Water Sources

The City currently operates two (2) water treatment plants (WTP) that have a combined capacity of 6.5 mgd. The City’s current Consumptive Use Permit (CUP #50299) expires in 2028. The CUP authorizes the use of 5.681 million gallons per day (mgd) average of groundwater from the upper Floridan aquifer for public supply and 0.882 mgd (maximum) of groundwater from the upper Floridan aquifer for reverse osmosis treatment process purposes, and 10.8 mgd of groundwater from the upper Floridan for essential use (fire protection).

The City’s water treatment facilities are composed of the Low Pressure Reverse Osmosis (LPRO) Water Treatment Plant (WTP) and the Lime Softening WTP which together have a 6.5 mgd capacity, the wellfield, and the North and South Tank Facilities. The LPRO WTP was constructed in 2008 and has 2.0 mgd capacity. The permeate from the LRPO plant is blended with pretreated raw water from the wellfield. The Lime Softening WTP was placed in service in the 1920s; modifications were made in 1987, but according to an evaluation by the Public Works and Utilities

Department(s), it has essentially reached the end of its useful life and only certain components are used. The wellfield is composed of eight (8) wells, seven (7) deep and one (1) surficial (shallow). They are located nearly 10 miles from the plant. Although the Lime Softening WTP is scheduled for demolition, upgrades to the LPRO WTP will allow capacity to remain near 3.0 mgd. Based on a reevaluation of development projections, current LPRO WTP capacity is estimated to be sufficient through the 2025/2026 timeframe.

Potable Water Demand, Supply and Facility Capacity

The following Table contains projected population and water demand for the City's potable water service area from the NFRWSP. In addition, the table shows the City's CUP allocation and WTP facility data.

Table 1. City of St. Augustine Service Area Projections

	<u>NFRWSP Population for COSA service area</u>	<u>NFRWSP projected water demand (mgd)</u>	<u>CUP Allocation (mgd)</u>	<u>WTPs Combined Capacity (mgd)</u>
<u>2020</u>	<u>37,506</u>	<u>4.22</u>	<u>6.028</u>	<u>6.5</u>
<u>2025</u>	<u>43,191</u>	<u>4.84</u>	<u>6.286</u>	<u>6.5</u>
<u>2030</u>	<u>48,379</u>	<u>5.42</u>	<u>6.564*</u>	<u>6.5</u>

*The City of St. Augustine's CUP expires in 2028. WSFWP assumes 2028 allocation, at a minimum, to be extended to 2030.

Table 1 demonstrates that the City has adequate potable water supply and facility capacity to accommodate the existing population and projected growth within the City's service area up to the WSFWP's planning period.

Non-potable Water Suppliers, Sources, Services, and Facilities

The City's WWTP has a permitted capacity of 4.95 MGD and utilizes a complete mix activated sludge treatment process with a headworks system for removal of grit and debris, biological treatment units (BTUs) which provide aeration, clarifiers, disinfection chambers and post aeration. The annual average daily flow of the WWTP over the past year is 3.78 MGD (reported in 2018). The recently completed Capacity Analysis Report projects that available capacity is sufficient to address development in the service area through 2028 so long as the inflow and infiltration reduction program continues. It is important to note that there is a large difference in population served within the service area versus the population and projected population just within the city limits. Also, the city uses the SJRWMD suggested 2.43 persons per household to calculate projected water needs, but for general population projections and household sizes in the Future

Land Use and Housing Elements the city uses 2.30 persons per household based on the U.S. Census estimates. That is a 5% difference in population projections, which would reduce the projected population for 2030 by 2,419 people. By using the 2.43 persons per household this potential cushion for the projections is maintained.

A water reuse feasibility study was completed in 2002. Because of the Wastewater Treatment Plant (WWTP) location, and the built-out/historic attributes of the City of St. Augustine, the feasibility of supplying reclaimed water is very limited. There are no realistic opportunities for reuse in the historic center of the City.

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

Residential developments on the mainland west of the San Sebastian River also have primarily small lots and a highwater table. The City completed a feasibility analysis to assess the feasibility of taking reclaimed water to golf courses on the outskirts of the City. The cost of upgrading the WWTP and installing a transmission system to deliver reclaimed water to the north portion of the City's service area where it could be utilized are estimated at \$14,000,000.00 (Source: SJRWMD).

Water Supply and Facility Concurrency

Potable Water Level of Service

The City is responsible for authorizing development within its City limits. However, the City provides services to a portion of unincorporated St. Johns County. Therefore, it is important for the City's and County's water supply and facility concurrency system to be coordinated and consistent.

Infrastructure Element Policy 3.1.1 and Capital Improvements Element Policy 5.3 contains enabling language that establishes the City's potable water level of service.

Water Supply and Facility Concurrency

The current legislative requirements for concurrency [i.e., Section 163.3180(2)(a), F.S.] require that the City's comprehensive plan and land development regulations ensure that adequate water supplies and facilities are available to serve new development no later than the date on which the City anticipates issuing a certificate of occupancy. In addition, the City must, prior to the approval of a building permit, determine whether adequate water supplies will be available to serve the development by the anticipated issuance date of the certificate of occupancy. CI Policy 3.3 provides enabling language for water supply and facility concurrency, and addresses the requirements of Section 163.3180(2), F.S.

Project Options Identified in the NFRWSP

The NFRWSP identified the following Project Options for the City of St. Augustine:

- St. Augustine Water Supply / LPRO Phase 2
- Conservation Rate Implementation

The LPRO Phase 2 project included an increase LPRO production from 2 mgd to 4 mgd. This project was completed in 2016.

For the Conservation Rate Implementation project, the City conducted a comprehensive conservation program that included a rate study, education program, block rate implementation, AMR pilot installation and results analysis. The NFRWSP indicated an estimated water supply benefit for the project of 0.58 mgd. This project was also completed in 2016.

Water Conservation Practices

The City has adopted a water conservation plan as part of the Consumptive Use Permit (CUP). Including the requiring of low flow plumbing fixtures, which have been incorporated into the City's Building Code. Utility meter readers notify customers immediately if a meter indicates a 10% or greater increase in water use from the previous meter reading. This notification system allows customers to quickly identify leaks or problems so they can be addressed immediately.

A citizen awareness and education program that emphasizes the importance and value of water resources is also in place. This program includes water conservation public service announcements and provides a water conservation exhibit in the utility customer service building. *Insight*, the utility newsletter, is mailed to customers, and displays of water conservation posters and literature is distributed at City Hall.

The City currently implements water conservation practices, including some that are enabled by comprehensive plan policies. In addition, because the City provides potable water service to a portion of unincorporated St. Johns County, it is important for the City to coordinate with the County on its water conservation practices:

- Encouraging continuing education for utilities staff to optimize processes (INFRA 3.4.1)
- Require use of water conserving plumbing fixtures (INFRA 3.4.2)
- Comply with conservation elements in City CUP (INFRA 3.4.3 and 4.1.6)
- Implement water conservation education program (INFRA 3.4.4)
- Encourage low impact landscape and irrigation system design (INFRA 3.5)
- Require certain standards for irrigation systems (INFRA 3.5.1)
- Implementation of certain land development techniques to conserve water (INFRA 4.1.5)
- Encourage low water use landscapes (INFRA 4.1.7)
- Plugging free flowing wells (INFRA 4.2.7)

Water Source Protection Practices

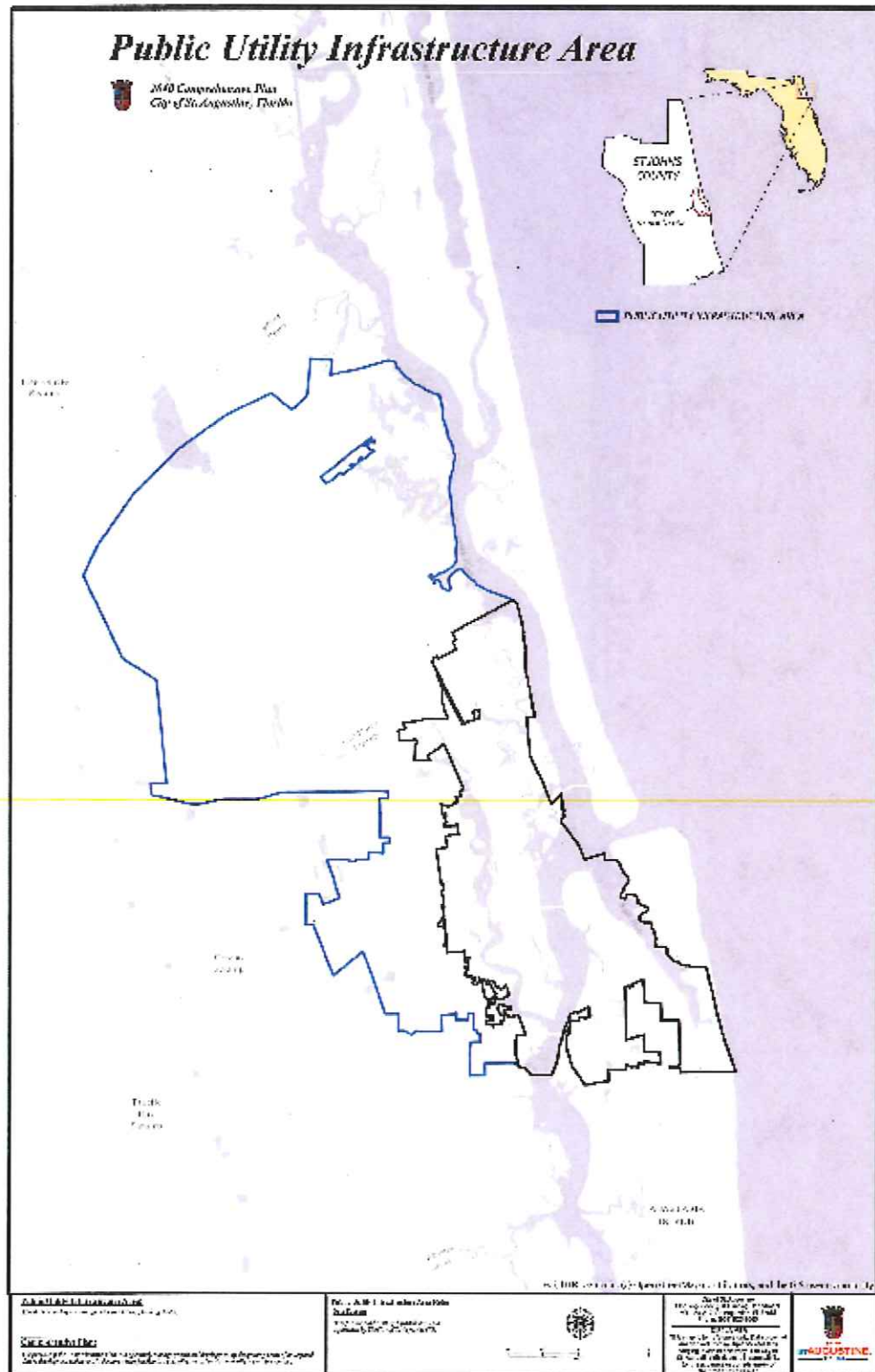
Water conservation is important to reduce potable water demand. The City's water conservation practices include the following:

- Maintain wellhead protection program (INFRA 3.7.3)
- Implement certain wellhead protection standards ((INFRA 3.7.3)
- Coordinate with regional, state and federal agencies on protection of water resources (INFRA 3.8.2)
- Monitoring for saltwater intrusion (INFRA 4.2.5)
- Maintain a wellfield protection map (INFRA 4.2.6)

Conclusion

Based on the Goals, Objectives and Policies in the City's Comprehensive Plan 2040, and this Work Plan the City is well aware of the need to protect, monitor, and reduce the volumes of water supply from the source. The City will continue to update the Work Plan as needed, and coordinate with St. Johns County and the SJRWMD.

Figure 1. Public Utility Infrastructure Area



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
Map 19	Water resource Caution Area
Map 20	Energy Conservation Map

Existing notes on the Future Land Use Map:

*Ordinance 2015-03 allowing historic lighthouse height, restricting use and maximum lot coverage 25% (from Recreation and Open Space to residential Medium Density/Mixed Use).

**Ordinance 2018-02 establishing a maximum building height of 35 feet

***Ordinance 2019-07 Residential Medium Density/Mixed Use specific map limitation allowing the historic boatbuilding structure height.

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).

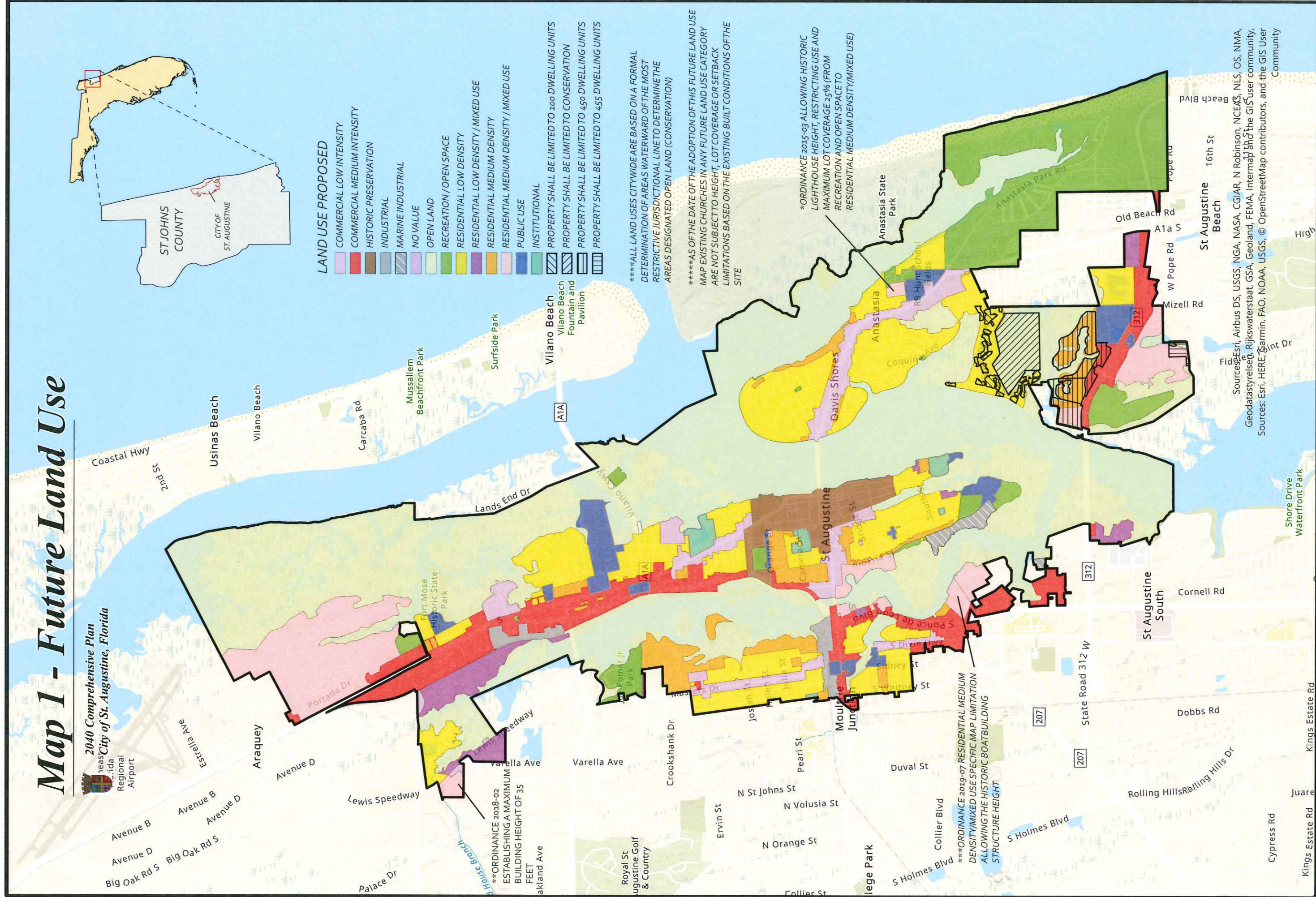
Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Churches will be added to the Future Land Use map, such as the following:

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.

Map 1 - Future Land Use

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



- 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
 - PROPERTY SHALL BE LIMITED TO 100 DWELLING UNITS
 - PROPERTY SHALL BE LIMITED TO CONSERVATION
 - PROPERTY SHALL BE LIMITED TO 450 DWELLING UNITS
 - PROPERTY SHALL BE LIMITED TO 455 DWELLING UNITS

*****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)

*****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

*ORDINANCE 2015-03 ALLOWING HISTORIC LIGHTHOUSE HEIGHT, RESTRICTING USE AND MAXIMUM LOT COVERAGE 25% (FROM RECREATION AND OPEN SPACE TO RESIDENTIAL MEDIUM DENSITY/MIXED USE)

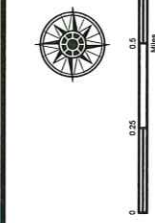
***ORDINANCE 2019-07 RESIDENTIAL MEDIUM DENSITY/MIXED USE SPECIFIC MAP LIMITATION ALLOWING THE HISTORIC BOATBUILDING STRUCTURE HEIGHT

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS User community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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 & Building Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 826-1065

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ST. AUGUSTINE
EST. 1685

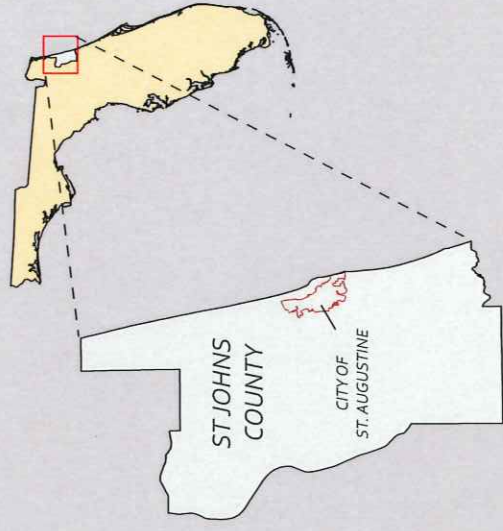
2040 Comprehensive Plan
City of St. Augustine, Florida
 Regional Airport



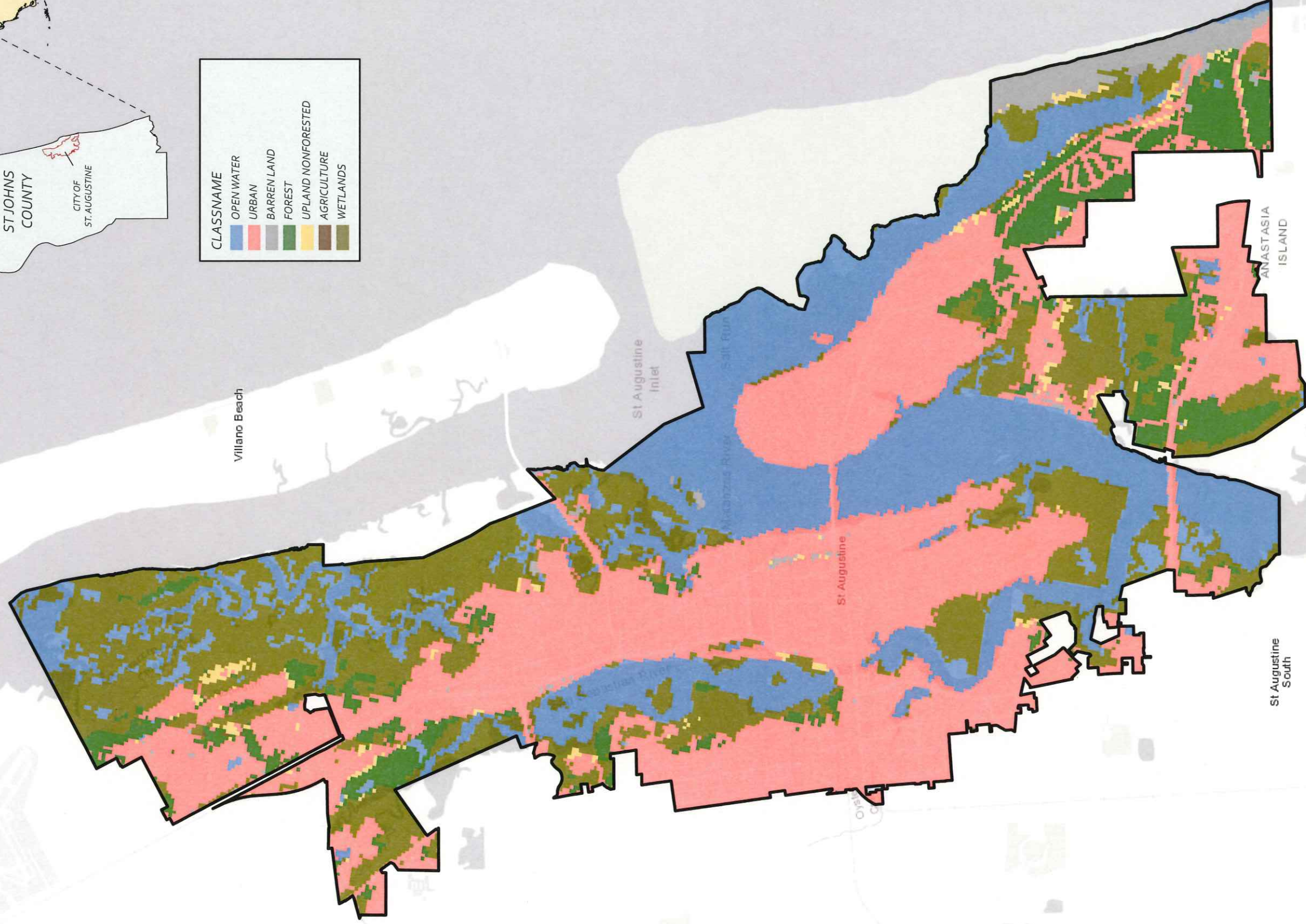
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Map 3 - 2014 Land Cover

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



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.



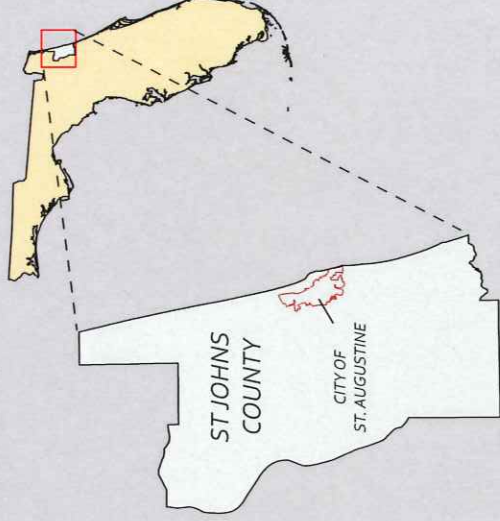
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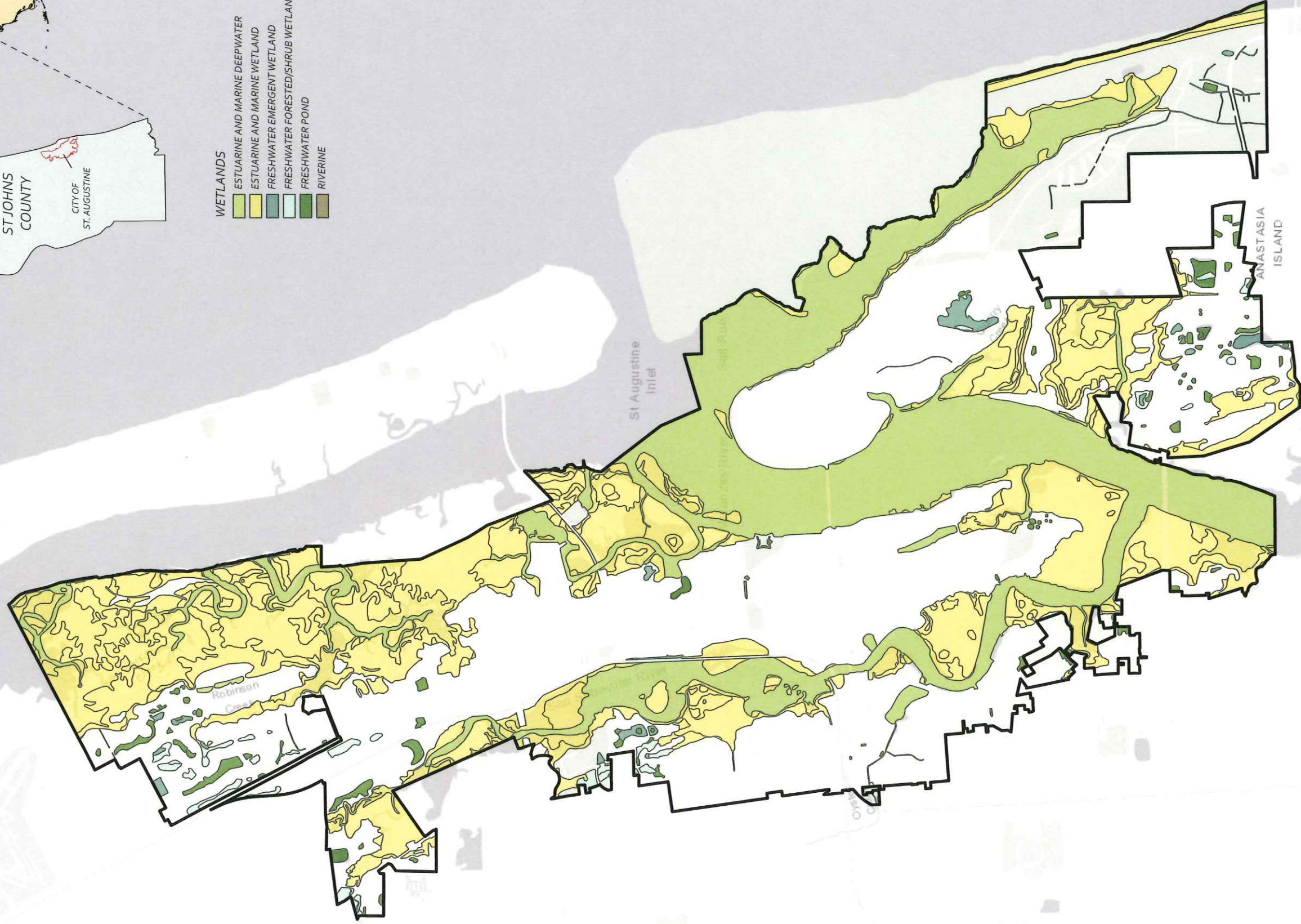


Map 4 - Wetlands and Water Bodies

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

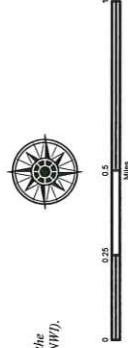


Esri, HERE, Garmin, (c) OpenStreetMap contributors, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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).



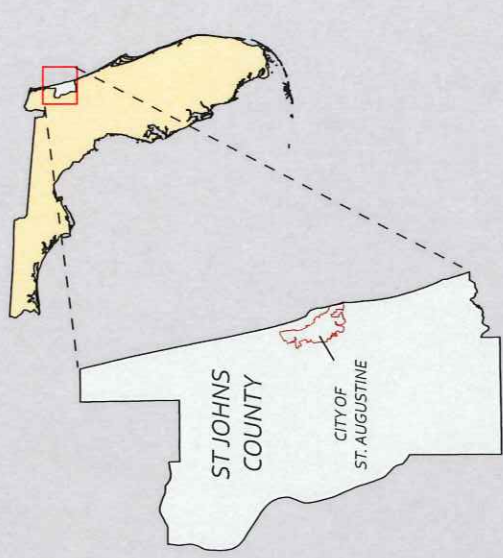
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Planning, Zoning, & Building Department
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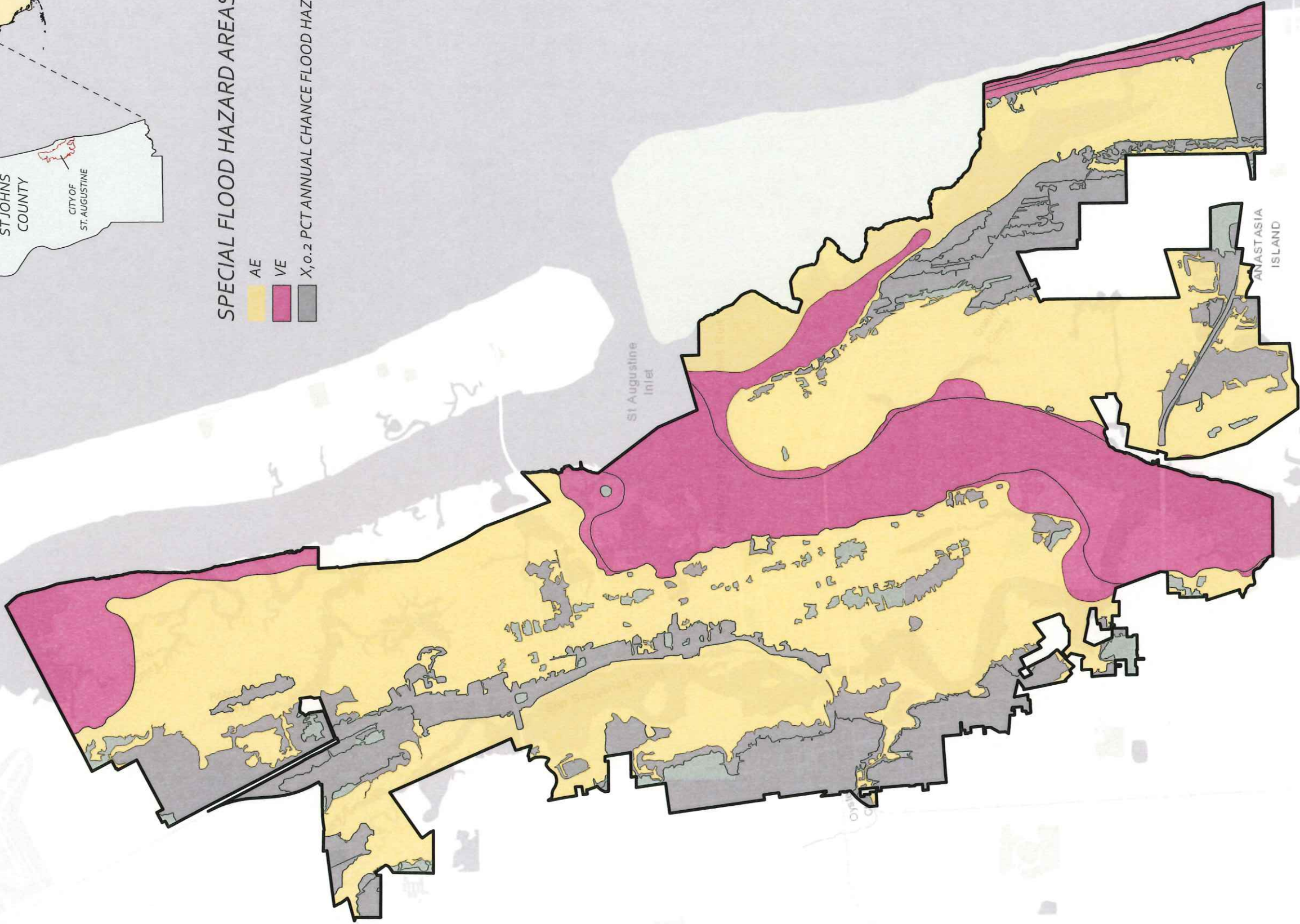
Map 5 - FEMA Flood Zones

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



SPECIAL FLOOD HAZARD AREAS

AE
VE
X _{0.2} PCT ANNUAL CHANCE FLOOD HAZARD



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

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 flood insurance. Flood zones are provided by FEMA and are used for physical or administrative flood zone changes. CBRA Zones are maintained by the U.S. Fish and Wildlife Service.



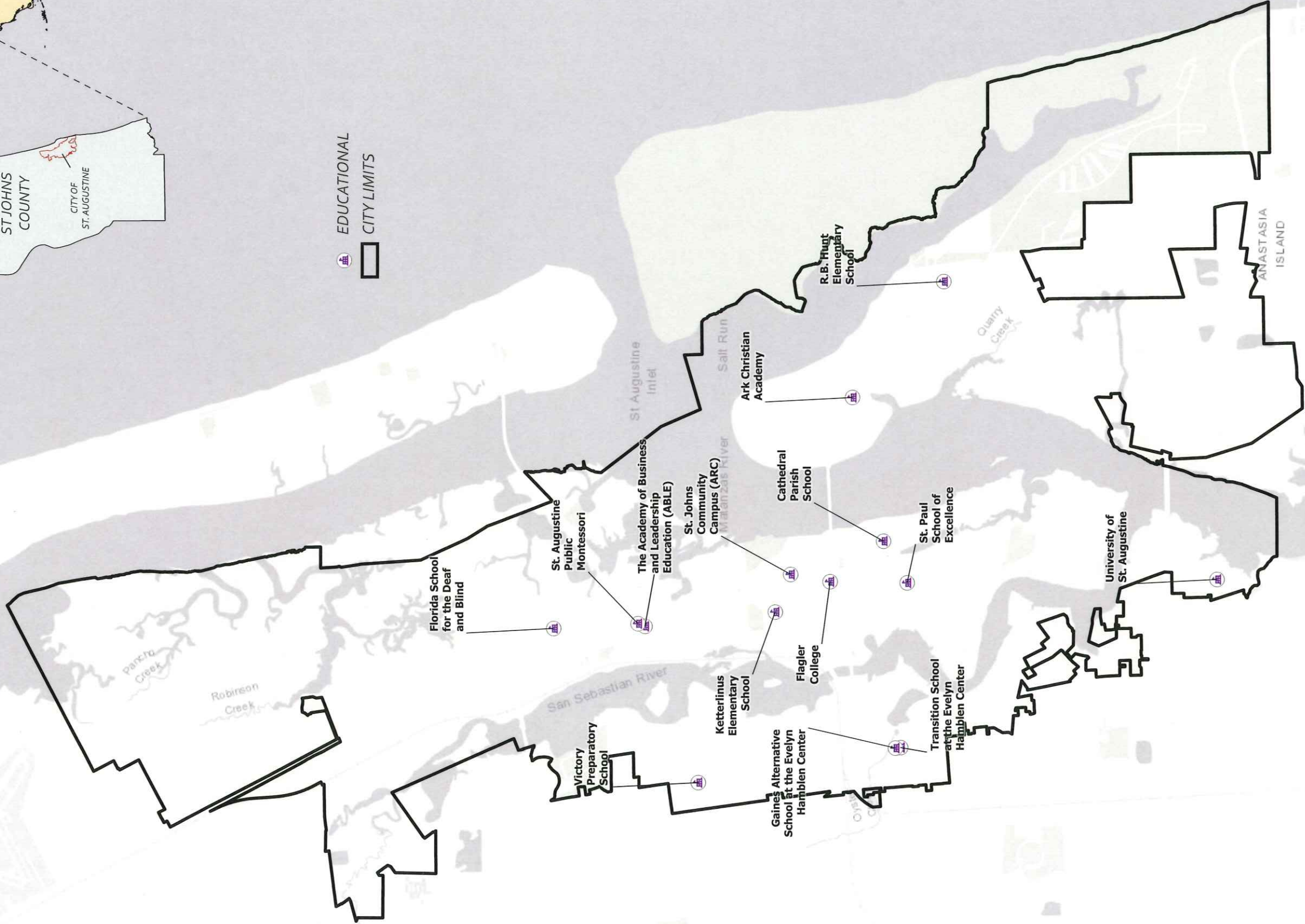
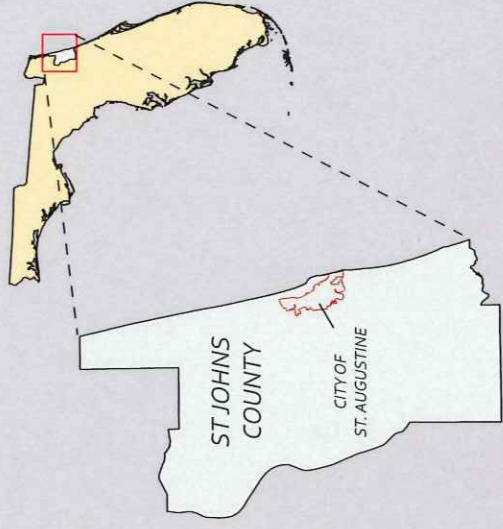
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Map 6 - Education Facilities

2040 Comprehensive Plan
City of St. Augustine, Florida



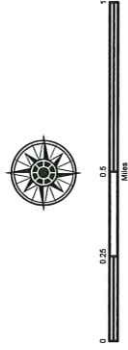
EDUCATIONAL
CITY LIMITS

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

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.



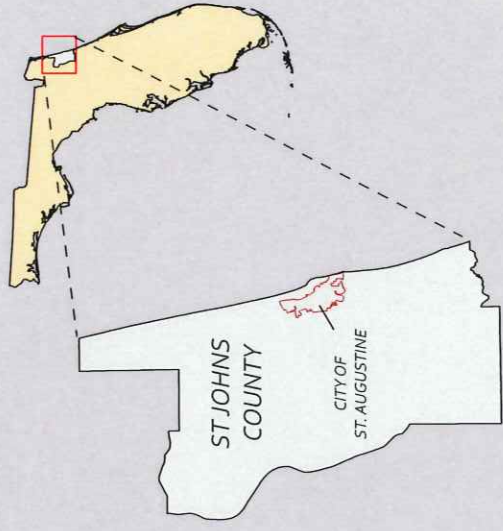
City of St. Augustine
Planning & Zoning Department
P.O. Box 210, St. Augustine, FL 32085
Phone: (904) 825-1065

DISCLAIMER
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Map 7 - Parks and Recreation Sites

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



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



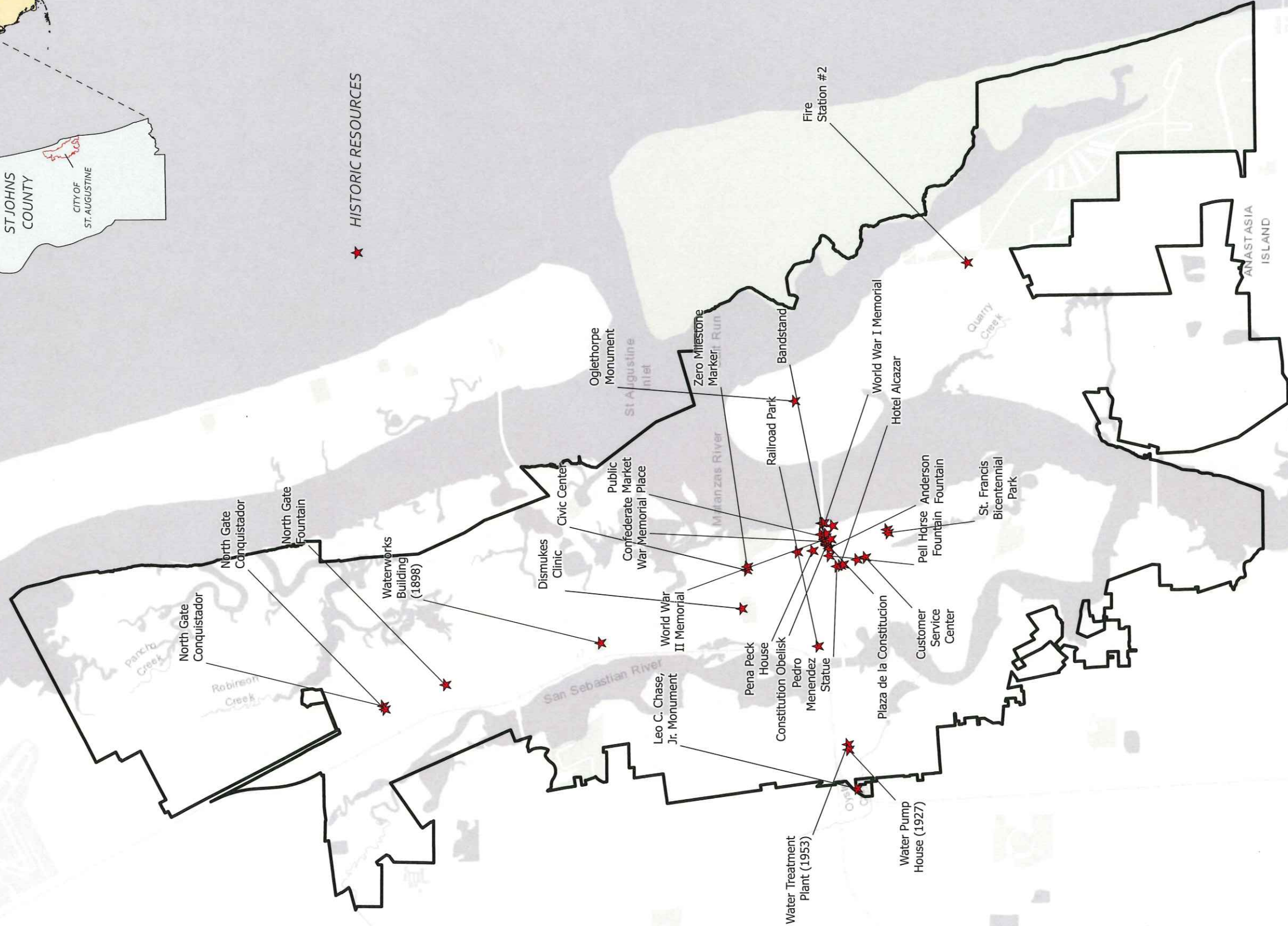
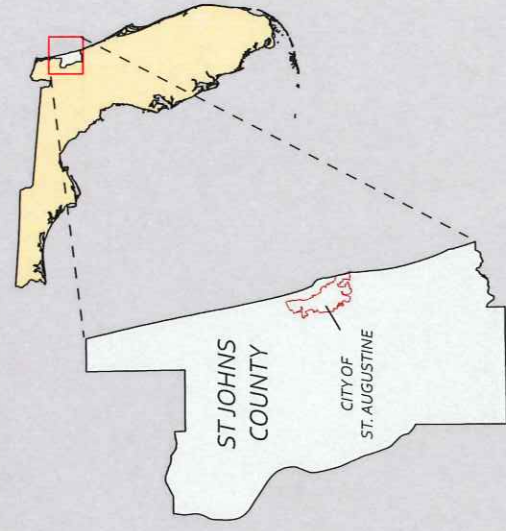
City of St. Augustine
Planning & Economic Development
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Map 8 - Identified Historic Resources

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



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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 include archaeological sites, buildings, structures, objects, 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.



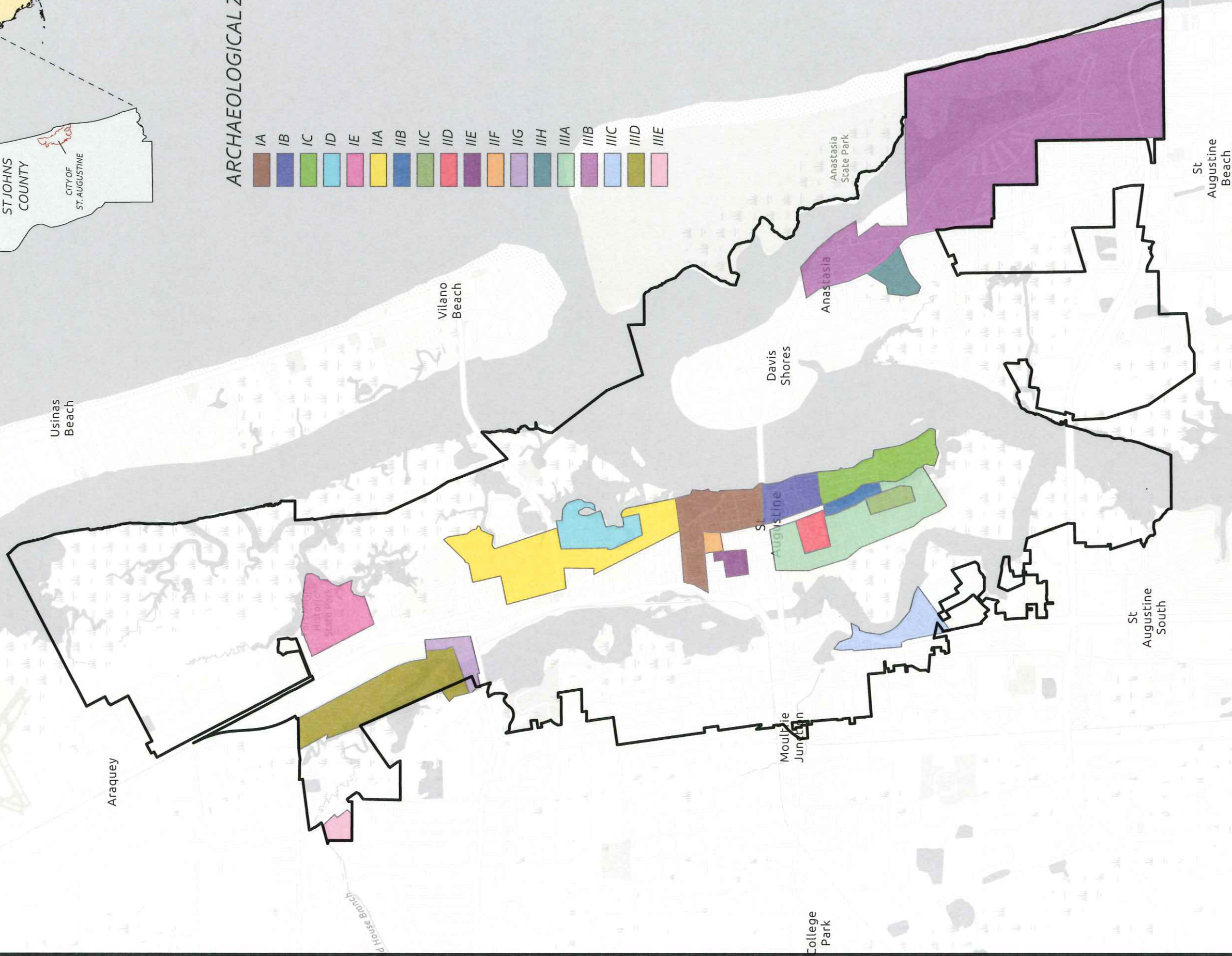
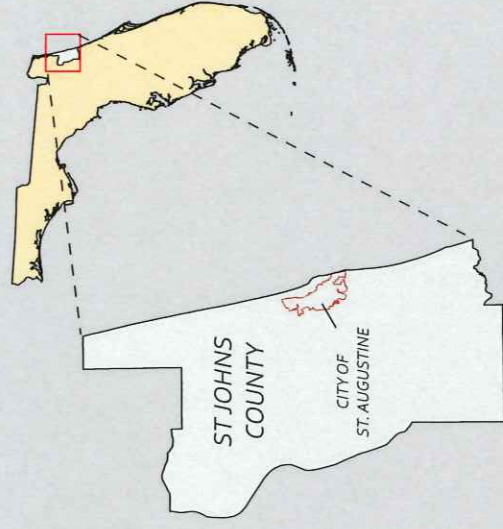
City of St. Augustine
Planning Department
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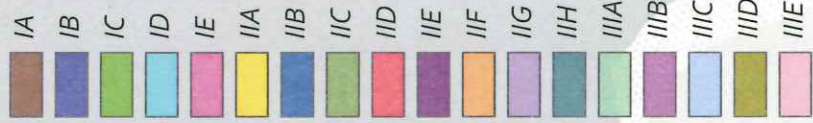


Map 9 - Archaeological Zones

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



ARCHAEOLOGICAL ZONES



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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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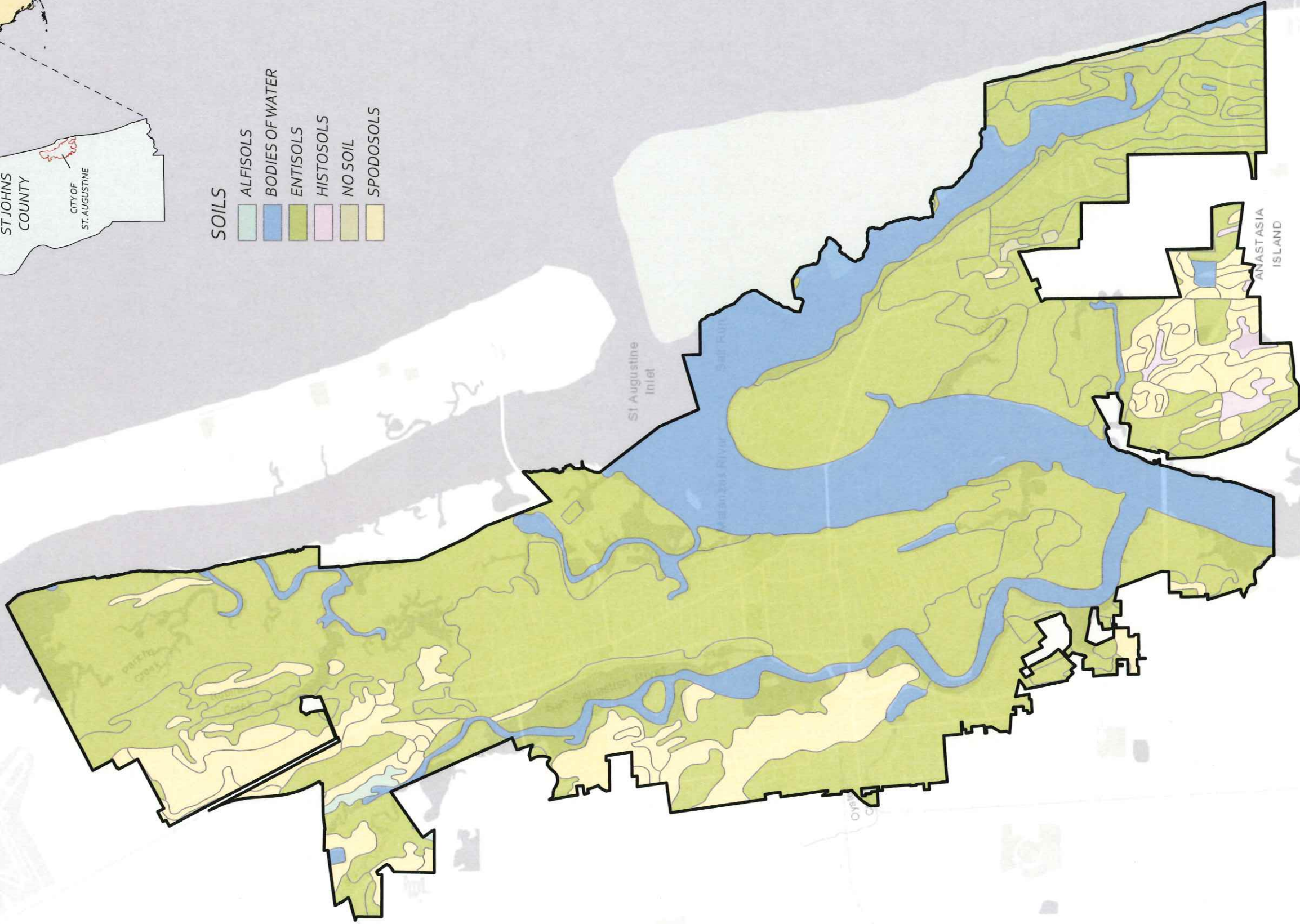
DISCLAIMER
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Map 10 - General Soils

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

- 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.



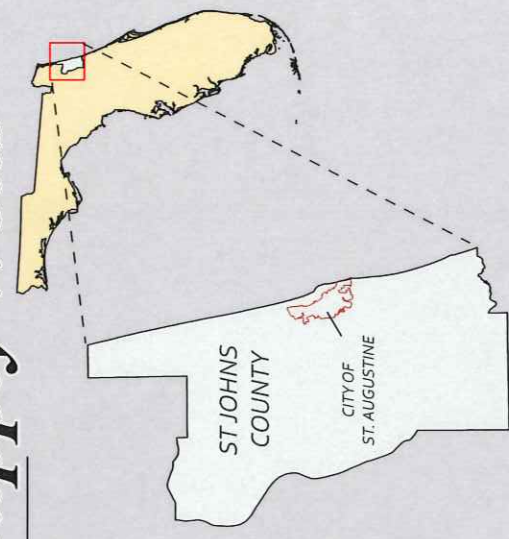
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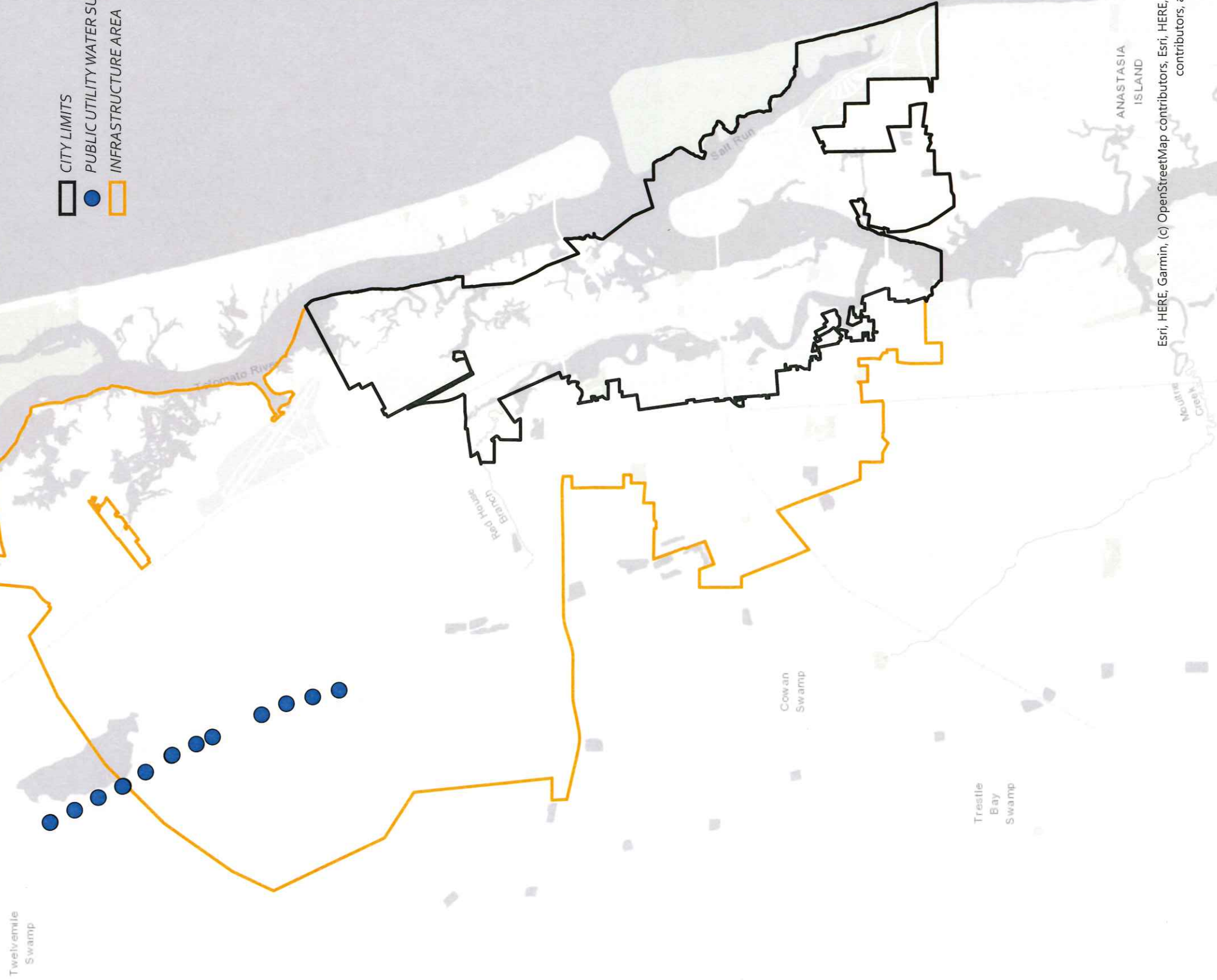


Map 11 - Public Utility Water Supply Wells

 2040 Comprehensive Plan
City of St. Augustine, Florida



- CITY LIMITS
- PUBLIC UTILITY WATER SUPPLY WELLS
- INFRASTRUCTURE AREA

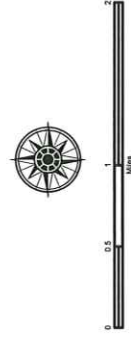


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Public Utility Water Supply Wells:
Public Utility Water Supply Wells represent public utility wells permitted by the St. Johns Water Management District. This data is used by Growth Management as a water planning strategy to protect the areas around 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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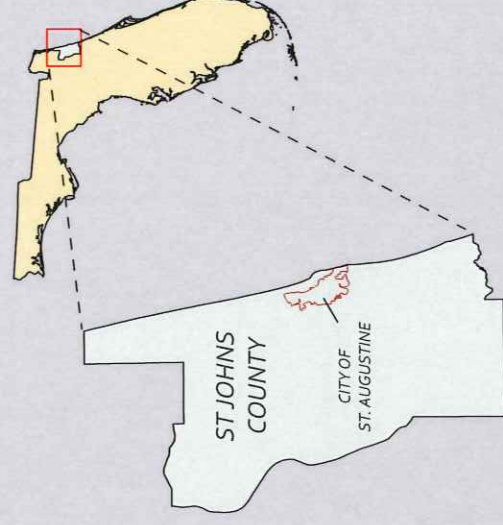
DISCLAIMER
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 **ST AUGUSTINE**
EST. 1565

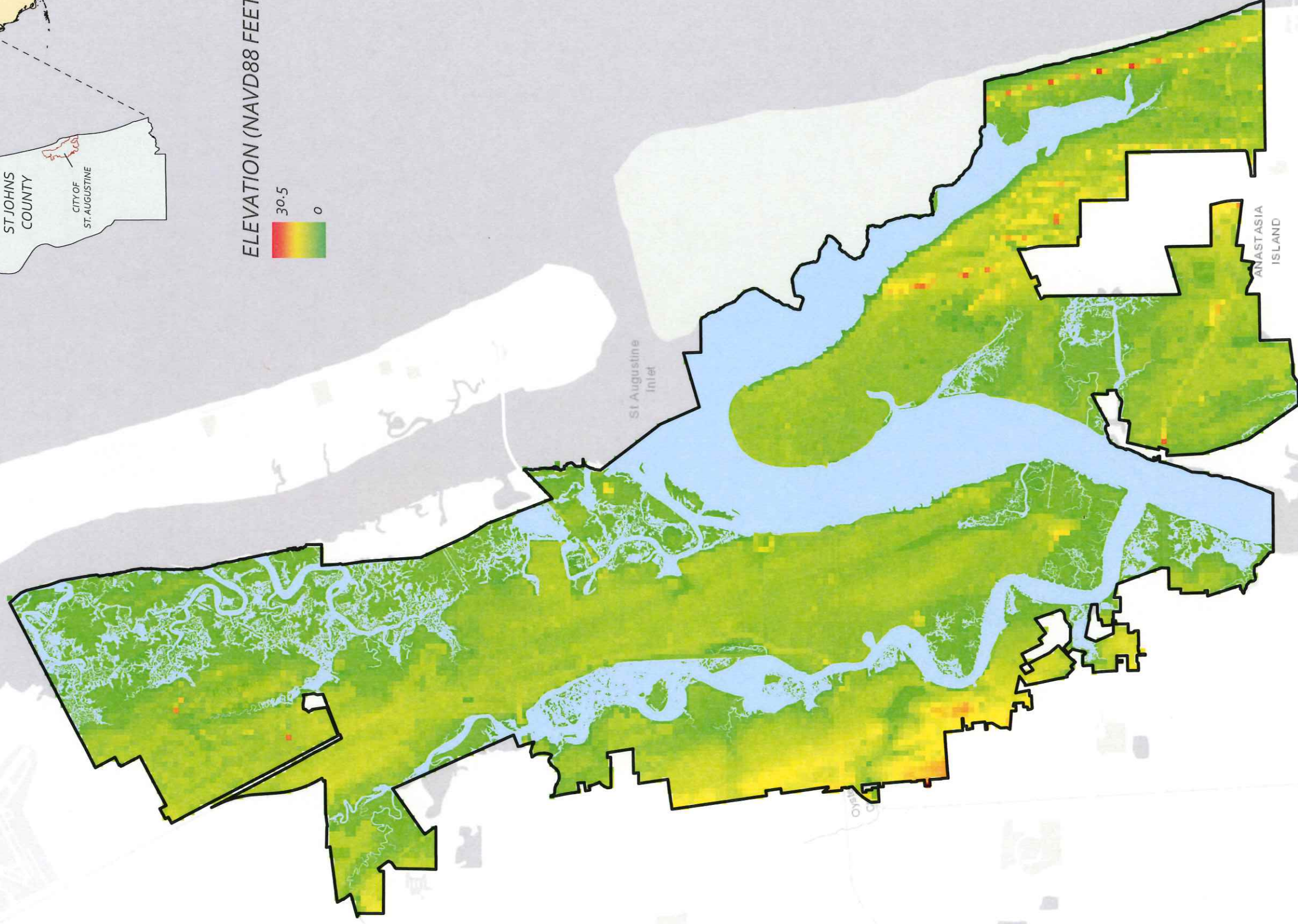
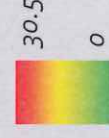
Map 12 - Topography

North
Regional Airport

2040 Comprehensive Plan
City of St. Augustine, Florida



ELEVATION (NAVD88 FEET)



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Topography:
Topographical data represents the elevations, shapes, 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.



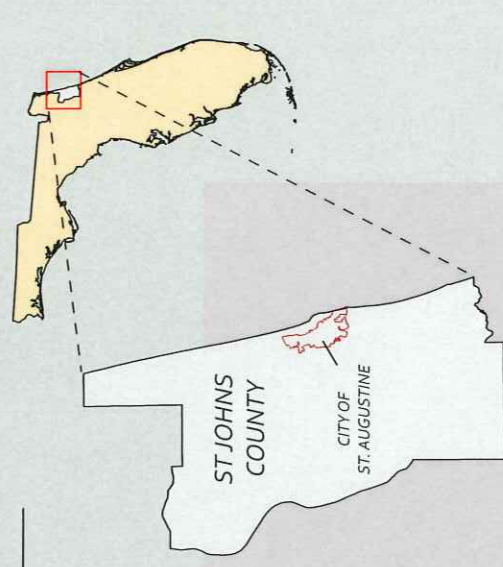
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Map 13 - Environmentally Sensitive Lands

2040 Comprehensive Plan
City of St. Augustine, Florida



- CLASS II WATERS
- OUTSTANDING FLORIDA WATERS
- POTENTIAL ANASTASIA BEACH MOUSE HABITAT
- OYSTER BED
- WETLAND VEGETATION



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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 (SRMD), U.S. Fish & Wildlife, as well as data from St. Johns County GIS Department.



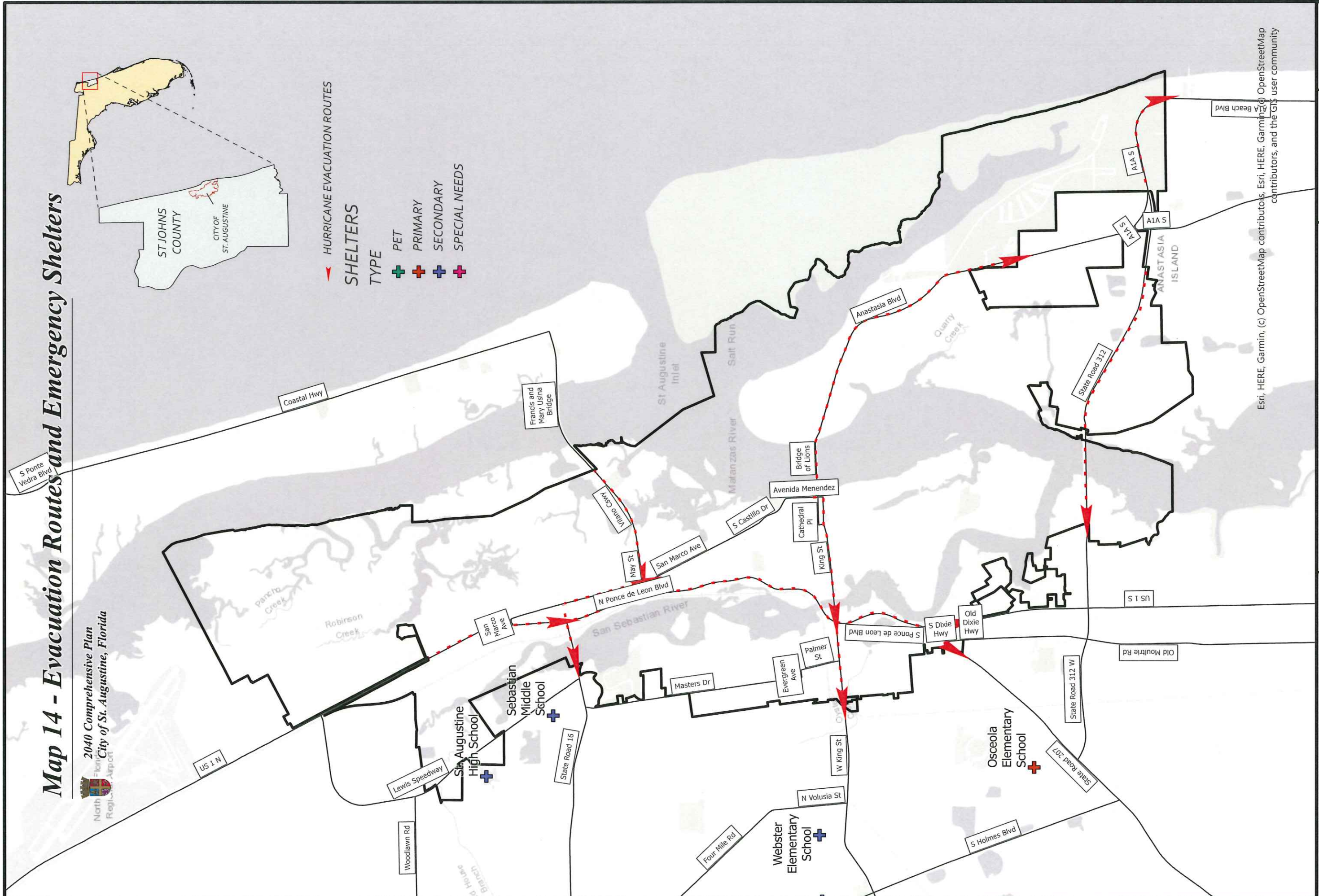
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Planning & Engineering Department
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Map 14 - Evacuation Routes and Emergency Shelters

2040 Comprehensive Plan
City of St. Augustine, Florida



HURRICANE EVACUATION ROUTES

SHELTERS

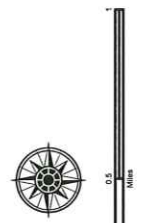
TYPE

- PET
- PRIMARY
- SECONDARY
- SPECIAL NEEDS

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 Department of Emergency Management



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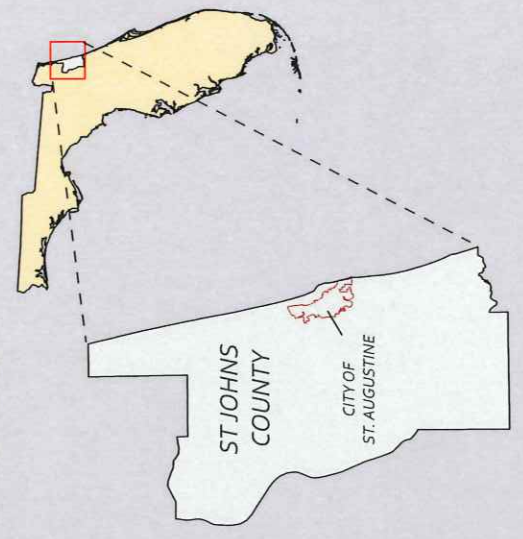
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City of St. Augustine
St. Augustine
EST. 1885

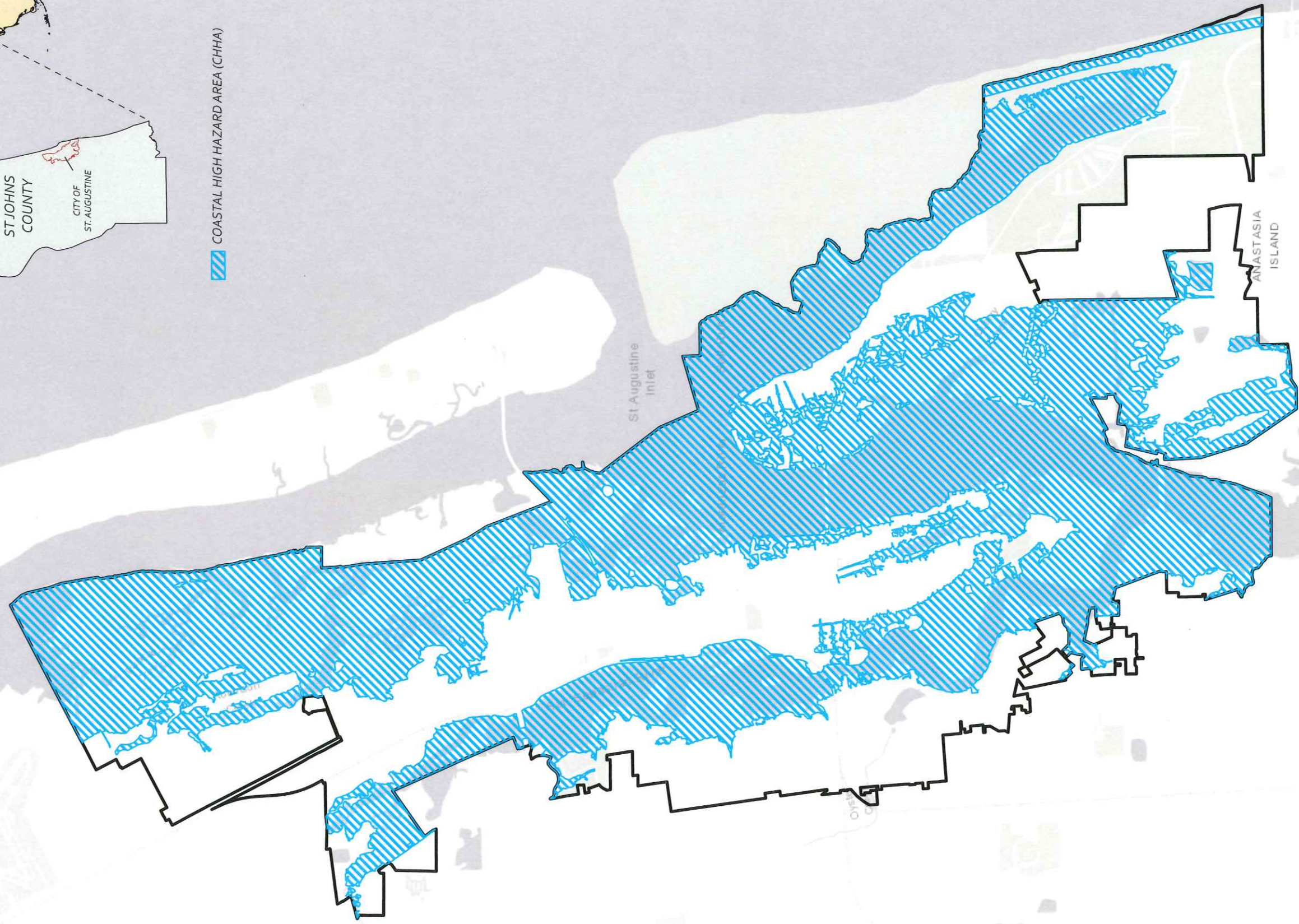
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Map 15 - Coastal High Hazard Areas

2040 Comprehensive Plan
City of St. Augustine, Florida
North Regional 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 category 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 SLOSH storm surge models.



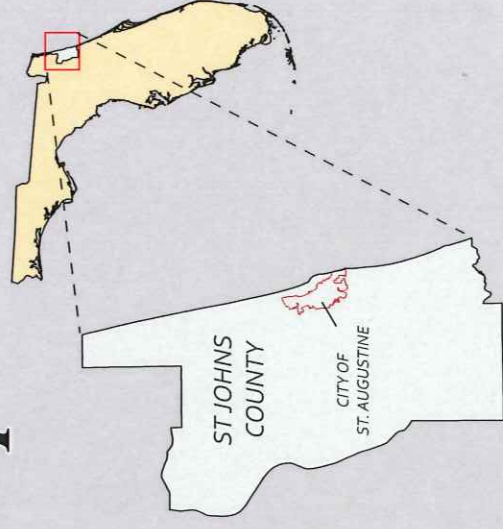
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Map 16 - Road Classification Map

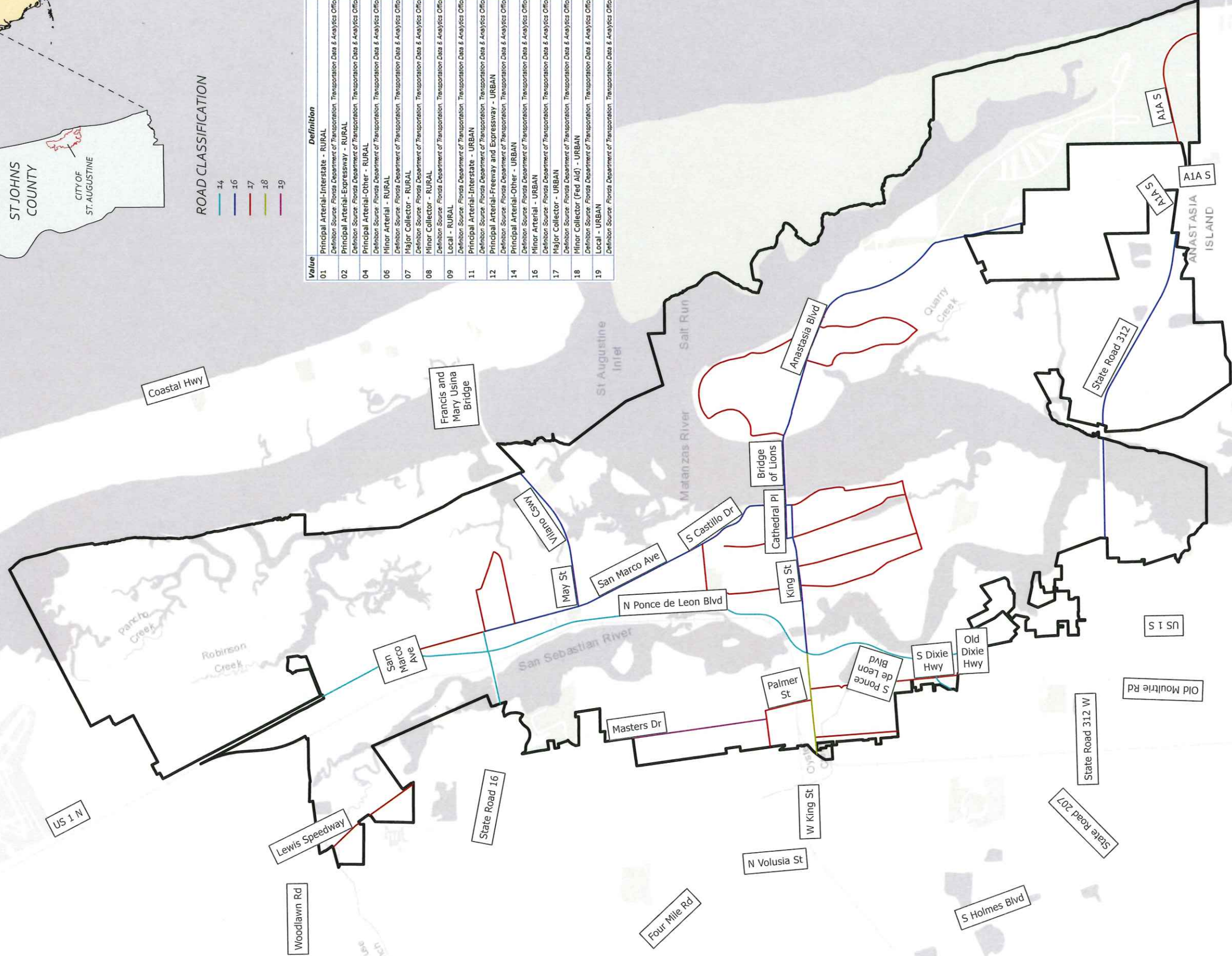
North
Region
2040 Comprehensive Plan
City of St. Augustine, Florida



ROAD CLASSIFICATION

- 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.

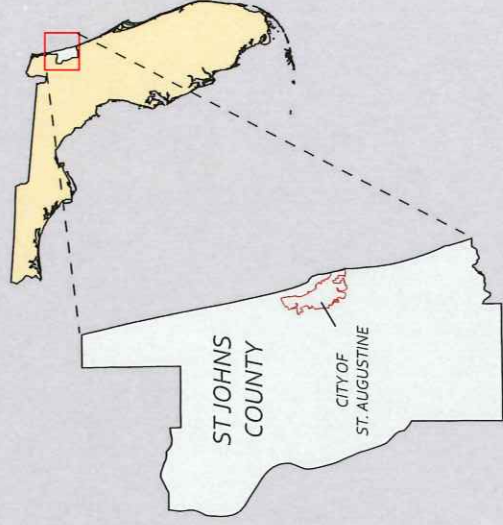


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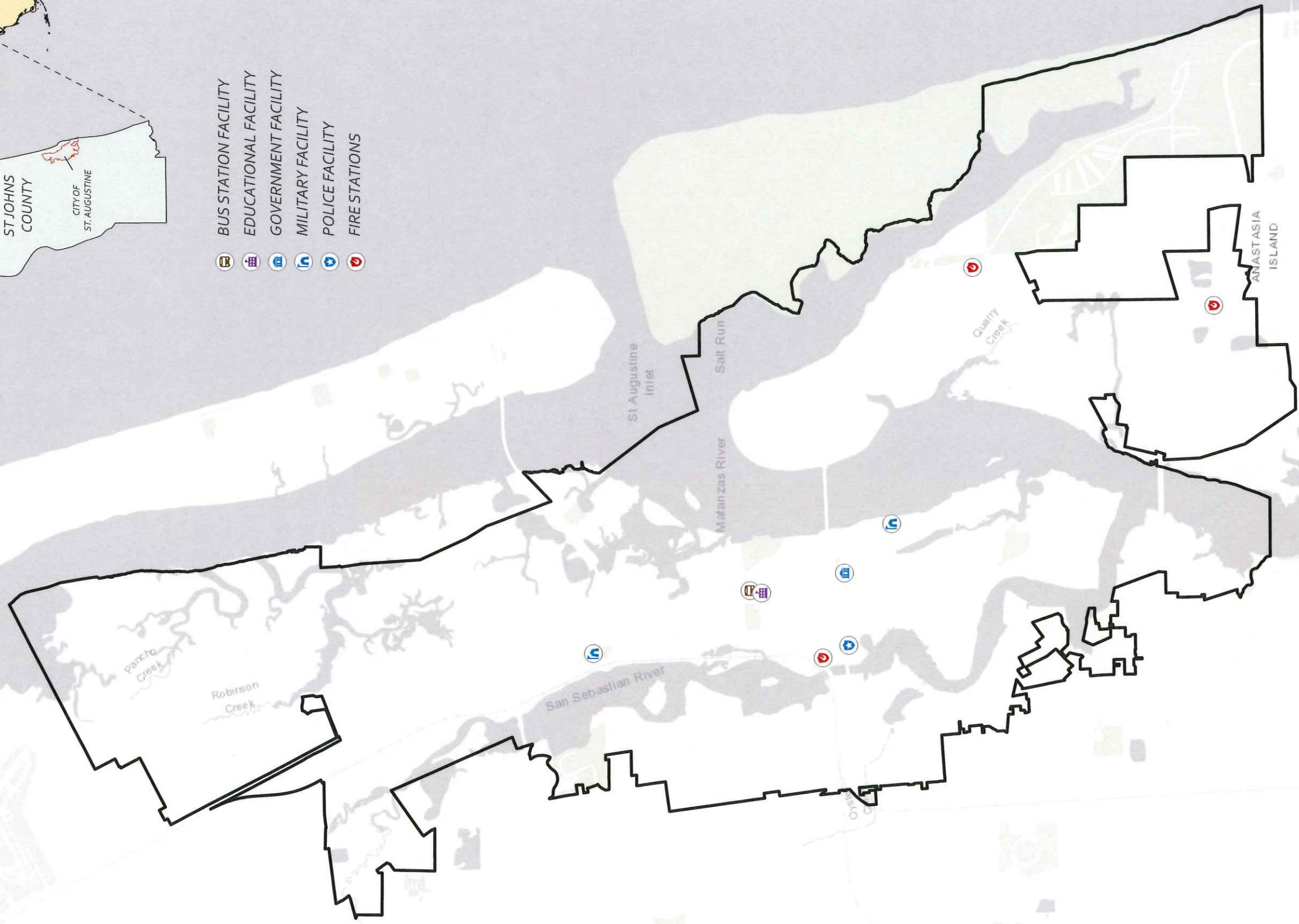
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Map 17 - Public Buildings and Grounds

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



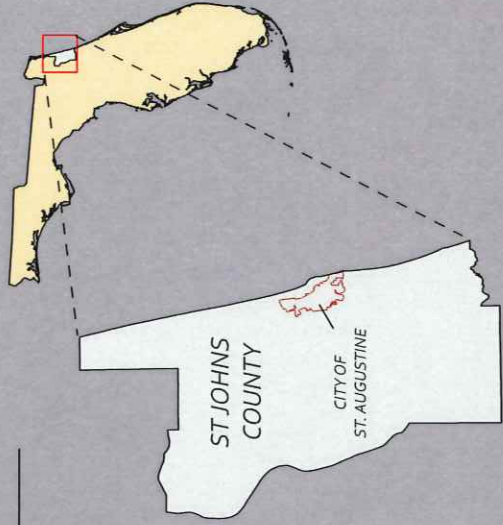
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Map 18 - Public Utility Infrastructure Area

 2040 Comprehensive Plan
City of St. Augustine, Florida



 CITY LIMITS
 PUBLIC UTILITY INFRASTRUCTURE AREA

South Ponte Vedra Beach

Stokes Creek

Twelvemile Swamp

Casa Cola

NORTHEAST FLORIDA REGIONAL AIRPORT

Red House Branch

Vilano Beach

College Park

Cowan Swamp

Trestle Bay Swamp

St. Augustine

St. Augustine South

St. Augustine Beach

Anastasia

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 Sources:
Data for the Public Utility Infrastructure Area is provided by The City of St. Augustine GIS.



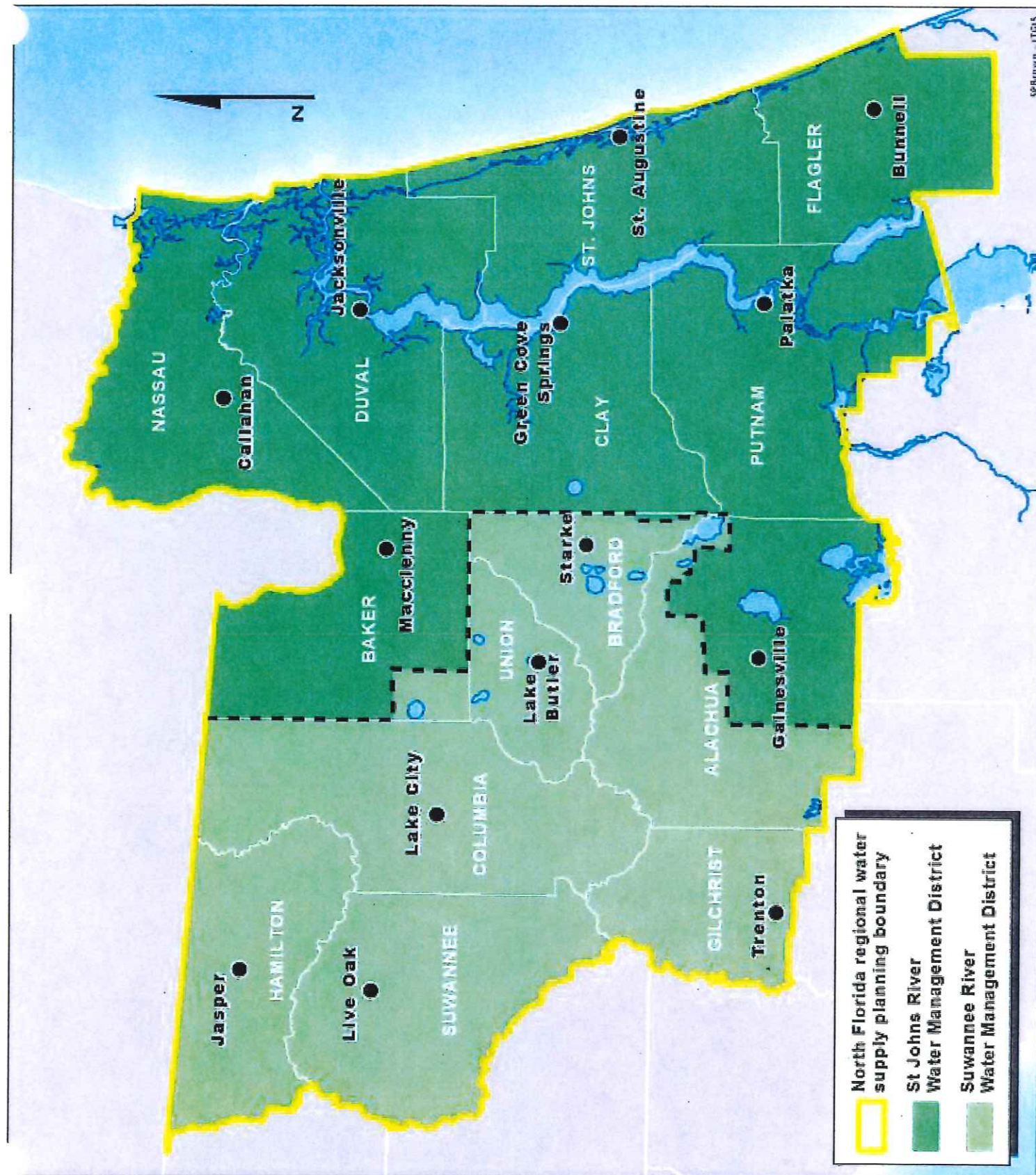
0 0.5 1 2
Miles

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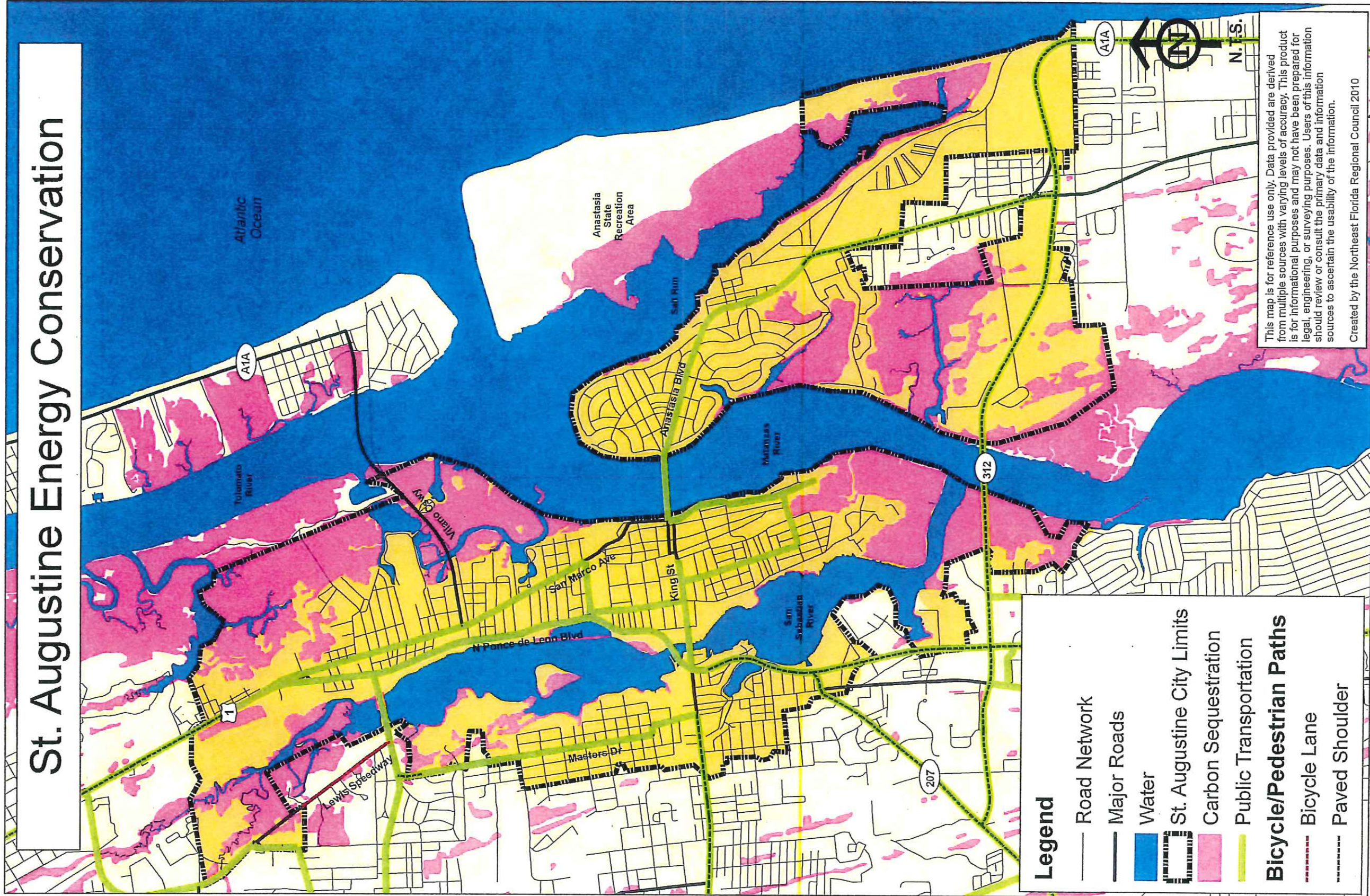
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MAP 19



St. Augustine Energy Conservation



MAR 20

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: July 15, 2020

RE: **ORDINANCE 2020-22: AMENDING SEC. 11-89 TO CORRECT SCRIVENER'S ERROR**

Please find attached Ordinance 2020-22 amending Section 11-89 of the City Code regarding specific prohibitions against different types of noises to correct a scrivener's error.

Please place Ordinance 2020-22 on the regular City Commission agenda for second reading on July 27, 2020.

Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk

Agenda Title:

Amends Section 11-89 of the City Code to correct a scrivener's error conforming lettering from numeric to alpha.

ORDINANCE NO. 2020-22

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING SECTION 11-89 OF THE CODE OF THE CITY OF ST. AUGUSTINE TO CORRECT A SCRIVENER'S ERROR IN ORDINANCE NO. 2000-16 RELATING TO NOISE CONTROL; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF THE CITY OF ST. AUGUSTINE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on April 24, 2000, the City Commission for the City of St. Augustine, Florida, passed Ordinance No. 2000-16 amending Chapter 11 of the Code of the City of St. Augustine relating to Noise Control, which ordinance became effective May 4, 2000; and

WHEREAS, Ordinance No. 2000-16 contains a scrivener's error in Section 11-89; 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 amendments be adopted.

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

Section 1. Amending Chapter 11, Article IV, Section 11-89. Chapter 11, Article IV, Section 11-89 of the Code of the City of St. Augustine is hereby amended to read as follows:

Sec. 11-89. - Specific prohibitions against different types of noises.

In addition to the general prohibitions set out above and the maximum permissible sound levels set out in table 1, and unless otherwise exempted by this article or by act of the city, the following specific acts, or the causing or permitting thereof, are hereby declared to be in violation of such sections:

...

- (f) Construction and demolition. Operating or causing the operation of any tools used in construction, drilling, repair, alteration or demolition work between the hours of 7:00 p.m. and 7:00 a.m. on weekdays, or between 6:00 p.m. and 10:00 a.m. on weekends or holidays in or within fifty (50) yards of any residential area or noise-sensitive zone, except for emergency work by public service utilities or by special permit approved by the city. This section shall not apply to the use of domestic power tools as specified in subsection (~~11k~~).

...

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 _____, 2020.

Tracy Upchurch, Mayor-Commissioner

ATTEST:

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: July 27, 2020

RE: Resolution 2020-27 Establishing Registration Fees, Annual Registration Renewal Fees and Late Fees for Annual Registration Renewal for Short Term (Vacation) Rentals

On January 27, 2020, the City Commission passed Ordinance 2019-50, which regulates short term (vacation) rentals. One aspect of this ordinance requires each vacation rental unit in St. Augustine to register with the city and to pass annual safety (fire) and annual code compliance inspections. The city will also use a private service to monitor each rental listing for compliance with the applicable parts of our land development code. The administration of this program generates an expense to the city which will be reimbursed through the registration and annual registration renewal fees.

Currently there are approximately 600 short term (vacation) rental units in the city.

The city's contract with Host Compliance to monitor the listings of these rental units is \$25,429/annually.

The costs to hire one city code enforcement officer for the required annual inspections and citizen complaints associated with this program is \$66,860/annually.

The costs to hire one city vacation rental program manager (code enforcement) for supervision of the code enforcement officer and for management and administration of the program and special magistrate process associated with this program is \$70,000/annually.

The costs to hire one city fire inspector for annual safety inspections is \$80,642/annually.

The costs to pay for a special magistrate to adjudicate code enforcement cases against non-compliant vacation rental owners is \$25,000/annually.

The costs to pay for additional administrative support services for administration of this program is \$30,000/annually.

Total costs to administer and enforce the Short Term (Vacation) Rental program = \$297,931/annually

$\$297,931 \div 600$ (rental units) = \$497 per rental unit

The annual renewal fee is valid from Oct 1-Sept 30 of each year.

The registration and annual registration renewal fee will be compared against actual expenses over the course of the next year to determine if this fee should be adjusted on an annual basis.

Proposed Fees contained in Resolution 2020-27;

1. Registration Fee for Short Term (Vacation) Rentals = **\$500 per short term (vacation) rental unit**
2. Annual Registration Renewal Fee = **\$500 per short term (vacation) rental unit/annually**
3. Late Fee for Annual Registration Renewal = **\$100**

Please place Resolution 2020-27 on the July 27, 2020 City Commission agenda.

If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building

RESOLUTION NO. 2020-27

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, ADOPTING A FEE SCHEDULE INCLUDING REGISTRATION FEES, ANNUAL REGISTRATION RENEWAL FEES AND LATE FEES FOR ANNUAL REGISTRATION RENEWAL FOR SHORT TERM (VACATION) RENTALS IN THE CITY OF ST. AUGUSTINE, THEREFORE HEREBY ADOPTING THE FEE SCHEDULE AS PER SEC 28-63 SCHEDULE OF FEES, OF THE CODE OF THE CITY OF ST. AUGUSTINE.

WHEREAS, Ordinance 2020-50 requires the registration and annual inspection of short term (vacation) rentals in the City of St. Augustine; and

WHEREAS, the costs to administer the program to monitor, register and inspect short term (vacation) rentals should be born by the owners of such short term (vacation) rentals; and

WHEREAS, a fee schedule needs to be adopted to reflect fees for short term (vacation) rental registration, short term (vacation) rental annual registration renewal and late fees for annual registration renewal; and

WHEREAS, fees can be adopted and amended by the City Commission from time to time; and

WHEREAS, the fees that are imposed by the city are rationally related to, and proportionate with, the actual costs of administering all aspects of the ordinances creating such regulations; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA, THAT

Section 1. Upon the effective date of this resolution the fee schedule, shall be adopted by resolution of the City Commission.

Section 2. Short Term (Vacation) Rental Fees

1. Registration Fee - \$500 per short term (vacation) rental unit.
2. Annual Registration Renewal Fee - \$500 per short term (vacation) rental unit
3. Late Fee for Annual Registration Renewal - \$100

Section 3. Severance of Invalid Provisions. If any section, subsection, sentence, clause, phrase, word or provision of this resolution 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 resolution.

Section 4. Effective Date. This resolution shall become effective on October 1, 2020.

ADOPTED in Regular Session of the City Commission for the City of St. Augustine,
Florida this _____ day of _____, 2020.

CITY OF ST. AUGUSTINE, FLORIDA.

Tracy Upchurch, Mayor-Commissioner

ATTEST:

City Clerk, Darlene Galambos
(Corporate Seal)

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: July 15, 2020

RE: **RESOLUTION 2020-28: CRITERIA FOR USE OF CITY SEAL**

Enclosed is Resolution 2020-28 which provides the criteria for evaluating requests to use the City Seal.

Please place Resolution 2020-28 on the agenda for consideration and adoption at the July 27, 2020 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.



Isabelle C. Lopez
City Attorney

Attachment

xc: Meredith Breidenstein, Assistant City Manager
Darlene Galambos, City Clerk

Agenda Title:

Provides the criteria for evaluating requests to use the City Seal.

RESOLUTION NO. 2020-28

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA PROVIDING FOR CRITERIA FOR EVALUATING REQUESTS TO USE THE CITY SEAL.

WHEREAS, the municipal code at Section 2-1 requires written consent of the City Commission for the use of the City Seal for purposes other than the official business of the City; and

WHEREAS, the unauthorized use of the City Seal is a crime punishable as a second-degree misdemeanor pursuant to Section 165.043, Florida Statutes, and

WHEREAS, the authorized use of the City Seal is intended to further the public purpose, goals, and Vision Plan of the City, and

WHEREAS, the City Commission finds that it is in the best interest of public health, safety, and general welfare that the following be adopted consistent with the requirements of Section 166.021(4), Florida Statutes.

THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ST. AUGUSTINE, FLORIDA:

Section 1 - Application. Individuals or entities wishing to use the City of St. Augustine City Seal must first obtain the sponsorship of a City Commissioner and submit an application in writing to the City Commission, filed at the City Manager's office.

Section 2 - Information. Each application for use of the City Seal must include the following information:

- a) The name, address, and contact information of the applicant, and whether the applicant is applying as an individual, a for-profit corporation, a not-for-profit corporation, or using a fictitious name ("doing business as").
- b) If applying as a corporation or "doing business as" a fictitious name, include a copy of the Division of Corporations form showing the registration is currently active and in good standing.
- c) A written description of the intended use of the City Seal, along with a sketch or other visual depiction of the location, size, and placement of the City Seal on the intended finished product. If the City Seal will be used with other visual elements, or other text, include a description of those items.
- d) A statement describing the number of objects intended to include the City Seal. For example, if an artist's limited print, include the number of prints.

- e) A statement describing the duration of the requested approval to use the City Seal. For example, for printing on a charity calendar for the year 2021.
- f) A narrative statement describing how the requested use of the City Seal furthers the City of St. Augustine's Vision Plan. Specifically, identify how the requested use of the City Seal will further the goals of Livability, Authenticity, Vitality, and Character of St. Augustine as a distinctive community.
- g) Identify if the requested use of the City Seal is in conjunction with a City sponsored event or other government sponsored event. If the use of the City Seal is intended for a private event, please describe the public benefit of the event, if any.

Section 3 - Completeness Review. Each application will be reviewed by the City Manager or designee for compliance with the required information. If the application is found to be complete, it will be placed on the next reasonably available City Commission regular agenda under the name of the sponsoring City Commissioner.

Section 4 - Criteria and Conditions. The City Commission will review and determine whether the complete application furthers the City's public purpose and the goals of the City's Vision Plan. The Commission may deny the use, may approve the use as requested, or may modify the use as it deems appropriate. The Commission may also place conditions on the use of the City Seal. Any violation of the terms of approval will be deemed an unauthorized use of the City Seal and punishable by law. Any request to renew a prior approval will be subject to the same review as provided herein, and no prior approval should be deemed a pre-approval of the renewal application.

Section 5 - Effective Date. This Resolution shall become effective upon passage.

.....

ADOPTED in Regular Session of the City Commission of the City of St. Augustine, Florida, this ____ day of _____, 2020.

ATTEST

Tracy Upchurch, Mayor-Commissioner

Darlene Galambos, City Clerk
(SEAL)

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, May 11, 2020

The City Commission met by means of Communications Media Technology (CMT) Monday, May 11, 2020 at 5:04 P.M. The meeting was called to order by Mayor Tracy Upchurch, and the following were present:

1. Roll Call: Tracy Upchurch, Mayor/City Commissioner
Leanna S. A. Freeman, Vice Mayor/City Commissioner
Roxanne Horvath, City Commissioner
Nancy Sikes-Kline, City Commissioner
John Valdes, City Commissioner

Staff: John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Director, Planning and Building
Todd Grant, Director, Public Works
Reuben Franklin, Director, Public Works
Jim Piggot, Director, General Services
Mark Simpson, Director, Financial Services
Barry Fox, Police Chief
Melissa Wissel, Communications Manager
Candice Seymour, Recording Secretary
Laura Morse, Recording Secretary
Marie Lopes, Office Assistant

INVOCATION AND PLEDGE OF ALLEGIANCE

Ms. Cynthia Garris delivered the invocation, and Commissioner Freeman led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

MOTION

Commissioner Horvath **MOVED** to approve the Agenda. The motion was **SECONDED** by Commissioner Valdes and **APPROVED BY UNANIMOUS VOICE VOTE.**

3. Special Presentations, Recognitions and Proclamations

- Proclamation 2020-06: Proclaiming May 2020 as National Drug Court Month.

Commissioner Sikes-Kline read the Proclamation.

- Proclamation 2020-07: Proclaims May 17-23 as National Public Works Week.

Mayor Upchurch read the Proclamation and congratulated all employees and contractors who worked in that field.

4. General Public Comments (3 minutes per individual)

The Commission heard from the following members of the public:

- Alex Harden
- B.J. Kalaidi
- Barbara Blonder via email

5. Consent Agenda

John Regan, City Manager, read the Consent Agenda.

CONSENT AGENDA - MAY 11, 2020

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON JUNE 8, 2020:

- Ordinance 2020-18
- Ordinance 2020-19
- Ordinance 2020-20

CA.3. Reminder of Upcoming Meetings:

- May 25, 2020 - Meeting Cancelled - Memorial Day Weekend
- June 8, 2020 - Regular Commission Meeting
- June 22, 2020 - Regular Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- March 9, 2020 - Regular Commission Meeting
- March 12, 2020 - Special Commission Meeting

CA.5. RELEASES OF LIEN FOR UNIT CONNECTION FEE MORTGAGE(S):

(None)

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF

APPRECIATION/RECOGNITION. COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

(None)

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

(None)

CA.8. Yearly progress report of the 2019 Floodplain Management Plan as part of the City's CRS recertifications. (*R. Franklin, Director Public Works*)

CA.9. Payment of April outside counsel attorney's fees in the matters of Marlowe (\$3,480.00) and Seavin, (\$1,344.00). (*I. Lopez, City Attorney*)

End of Consent Agenda

5.A. Additions, deletions or modifications to Consent Agenda

Commissioner Sikes-Kline requested to pull Item CA.9. from the Consent Agenda for discussion.

5.B. Approval of Consent Agenda

MOTION

Commissioner Sikes-Kline MOVED to approve the Consent Agenda as modified. The motion was SECONDED by Mayor Upchurch and APPROVED BY UNANIMOUS VOICE VOTE.

Isabelle Lopez, City Attorney, discussed Item CA.9. from the Consent Agenda at the request of Commissioner Sikes-Kline. Ms. Lopez noted there were two components to the Item:

- Requested a motion for approval of outside counsel fees in both litigation cases

- Requested decision delegation to the City Manager for whether the City would proceed forward with a motion for City attorney's fees or agree to another option
 - On April 21, 2020 a court's judgment in the Seavin matter was favorable to the City, allowing the option for the City to seek attorney's fees
 - The City had a thirty (30) day window to file a motion for attorney's fees, and the same was available to the plaintiffs
 - It was not uncommon in these types of cases for the losing party to offer an agreement not to seek further litigation, in exchange for the other party to not seek attorney's fees

Ms. Lopez stated that May 21, 2020 was the deadline for filing a motion, and since the Commission had no scheduled meetings prior to that date, the decision should be delegated to the City Manager.

MOTION

Commissioner Sikes-Kline MOVED to provide the City Manager with the ability to explore, along with the City Attorney, a final settlement of the Seavin case, or pursuit of the City Attorney's fees, and to pay outstanding fees owed to outside counsel. The motion was SECONDED by Mayor Upchurch and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

(None)

7.B. Items of Great Public Importance

7.B.1. COVID-19 update and status of implementation of Phase 1: safe, smart step-by-step plan for Florida's recovery.

John Regan, City Manager, discussed the new program that monitored for COVID-19 at the wastewater plant, and stated the program was brought together by the initiative of multiple staff members and suggestions from the public.

Stephen Slaughter, Engineering Manager, provided a brief presentation on the topic:¹

- Baseline obtained from the wastewater samples for the viral load in collection system
- Samples would be taken one or two times weekly, depending on expert recommendation
- Daily samples shipped to laboratory
- Special florescent dye and light testing enabled monitoring of virus particle expansion, which provided early indication of the virus increase or decrease and prior to people getting tested
- Testing could detect the virus from individuals considered asymptomatic
- Each sample cost approximately \$125, plus shipping and internal expenses for the collection process
- The first sample results which totaled about a weeks' worth, were expected the week of May 11, 2020

Mr. Regan provided an update on the Kinsa smart thermometer program:

- Approved 189 thermometers
- Criteria attempted to target specific households, with many on the reserve list
- Worked with schoolboard on the targeted households
- Eventually would loosen criteria and distribute all 900 thermometers
- Program was going very well

¹ Presentation attached to original minutes

Mr. Regan provided an update for the St. Johns Department of Health (DOH):

- Expanded program started to test all people free of charge for COVID-19, asymptomatic included
- Testing was a drive through service and no more than four people in a car allowed
- Photo ID, masks and a pen were required for each person
- No pets were allowed in the car
- DOH address: 200 San Sebastian View, St. Augustine
- Hours: Monday – Friday 9:00 a.m. to 4:00 p.m., and Sunday 9:00 a.m. to 12:00 p.m.
- Specific information requests could call the DOH at 904-209-3250

Mr. Regan restated the Commission's request for a sustainable plan to keep the City clean with steam and pressure washing. He advised that Todd Grant, Director, Utilities, developed a program:

- Contract services would provide a high-quality cleaning through the urban core of the City that would also blend with City staff
- Contract value of each full cleaning was \$13,000, and the costs would be absorbed into existing budget
- A full cleaning sweep was planned before every major holiday, therefore prior to Memorial Day, Fourth of July, and Labor Day
- Complete sweep of downtown area was recently done by City staff; however, the best way to proceed was using contract services
- Commission acknowledgement, not a decision, was needed that it was necessary to maintain the City at a high level of cleanliness

Mr. Regan stated the City was monitoring Governor DeSantis' phasing plan and Center for Disease Control (CDC) health data, and the Visitor Information Center (VIC) remained closed during this time;

however, the Galimore Pool was scheduled to open Friday, May 22, 2020 under CDC guidelines.

Mr. Regan discussed the mask orders:

- A major shipment arrived on Friday, May 9, 2020 at 2:00 P.M. and by 5:00 P.M. the City had distributed approximately 38,000 masks
- On Monday, May 11, 2020, 30,775 masks had been sold and distributed since 9:30 A.M., or had payments still being processed
- To minimize financial risks, the first order was divided into two suppliers, with approximately 125,000 to 130,000 masks ordered
- Demand was monitored for a possible second order

Mr. Regan and the Commission discussed the Fourth of July fireworks celebration:

- A date for a future decision was requested, to allow more time to make a determination
- Daytona Beach, Flagler Beach and Jacksonville Beach had cancelled fireworks
- Concerned at a staff level that if the City was the only coastal city having fireworks, the demand would be greater than a normal Fourth of July
- Staff recommended postponing the fireworks celebration to a later date
- Many large functions across the U.S. had been cancelled in advance
- Tourism Development Council (TDC) expressed agreement to cancel under the circumstances
- Residents had supported the cancellation

There was Commission consensus to cancel the Fourth of July fireworks celebration due to concerns for the health and safety of the community.

Mayor Upchurch expressed his continued appreciation for Mr. Regan's leadership, dedication, and ability to creatively think 'outside the box', along with City staff, and he stated that our community greatly benefitted from this.

Mr. Regan concurred that the City had a very talented, hard-working and highly motivated staff who sought to maintain a safe community and that it was a privilege to be City Manager.

Commissioner Horvath inquired about the City providing a kiosk for affordable mask purchases until the VIC was opened, since most people were not wearing masks on St. George Street.

Mr. Regan noted that Jim Piggot, Director, General Services, had assimilated a plan for mask distribution, in the event the VIC did not open.

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

8.A.1. Ordinance 2020-21: Amends Section 28-127 of the Code of the City of St. Augustine to modify the number of members and to revise the minimum qualification criteria for members of the Corridor Review Committee.

Isabelle Lopez, City Attorney, reviewed the Ordinance.

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

MOTION

Commissioner Sikes-Kline MOVED to pass Ordinance 2020-21 on second

reading. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2020-21

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, ARTICLE II, DIVISION 5, SECTION 28-127 OF THE CODE OF THE CITY OF ST. AUGUSTINE REVISING THE MINIMUM QUALIFICATIONS FOR MEMBERS OF THE CORRIDOR REVIEW COMMITTEE BY PROVIDING FOR ONE ARCHITECT OR LANDSCAPE ARCHITECT SEAT AND PROVIDING THAT THE OTHER TWO SEATS BE DESIGNATED FOR PROPERTY OWNERS OR TENANTS OF PROPERTIES LOCATED WITHIN THE RESPECTIVE ENTRY CORRIDORS OR MAY BE ASSIGNED TO ANOTHER ARCHITECT OR LANDSCAPE ARCHITECT; 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.

VOTE ON MOTION

AYES: Sikes-Kline, Horvath, Upchurch, Valdes, Freeman

NAYES: None

MOTION APPROVED UNANIMOUSLY

8.B. Ordinances – First Reading (only if required by law)

(None)

8.C. Resolutions – Public Hearing (only if required by law)

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2020-18: Amends the Future Land Use Map designation of 415 South Ponce de Leon Boulevard from Residential Medium Density/Mixed Use to Commercial Medium Intensity.

David Birchim, Director, Planning and Building, reviewed the Ordinance.

MOTION

Commissioner Horvath MOVED to place Ordinance 2020-18 on second reading, read by title only and passed. The motion was SECONDED by Mayor Upchurch.

Darlene Galambos, City Clerk, read the title as follows:

ORDINANCE NO. 2020-18

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION OF APPROXIMATELY 1.64 ACRES OF PROPERTY LOCATED AT 415 S. PONCE DE LEON BOULEVARD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT DESIGNATION OF RESIDENTIAL MEDIUM DENSITY/MIXED USE TO A DESIGNATION OF COMMERCIAL MEDIUM INTENSITY; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Horvath, Upchurch, Valdes, Freeman, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.A.2. Ordinance 2020-19: Amends the zoning of 415 South Ponce de Leon Boulevard from Planned Unit Development to Commercial Medium Two.

Mr. Birchim reviewed the Ordinance.

MOTION

Mayor Upchurch MOVED to place Ordinance 2020-19 on second reading, read by title only and passed. The motion was SECONDED by Commissioner Sikes-Kline.

Ms. Galambos read the title as follows:

ORDINANCE NO. 2020-19

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 1.64 ACRES OF PROPERTY LOCATED AT 415 SOUTH PONCE DE LEON BOULEVARD IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED HEREINAFTER, FROM ITS CURRENT ZONING CLASSIFICATION OF CITY OF ST. AUGUSTINE PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY OF ST. AUGUSTINE ZONING CLASSIFICATION OF COMMERCIAL MEDIUM TWO (CM-2); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Upchurch, Sikes-Kline, Valdes, Horvath, Freeman

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.A.3. Ordinance 2020-20: Amends the zoning of Flagler Crossing Planned Unit Development, which is an undeveloped approximately 135 acre site, to Residential Low One in order to develop the property as multi-family residential.

Mr. Birchim reviewed the Ordinance.

The Commission discussed:

- Existing ponds were retention ponds, the largest was on the north end and served as retention for Sebastian View and the County roadway
- The property was marketed for multi-family use; however, the prospective property owners had not committed to apartments or condominiums, but the structures could be converted either way
- Buildings assumed the same location as single-family homes which was the only developable land on the property
- The PUD had no provisions to give park land away
- The bulk of conservation lands were placed in recorded easements and kept under the water management district
- Applicant was encouraged to provide further insight at the public hearing for this Ordinance

MOTION

Commissioner Horvath MOVED to place Ordinance 2020-20 on second reading, read by title only and passed. The motion was SECONDED by Commissioner Sikes-Kline.

Ms. Galambos read the title as follows:

ORDINANCE NO. 2020-20

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA REZONING APPROXIMATELY 135.2 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF THE SAN SEBASTIAN RIVER SOUTH OF SAN SEBASTIAN VIEW AND WEST OF LASA DRIVE IN THE CITY OF ST. AUGUSTINE, AS MORE PARTICULARLY DESCRIBED

HEREINAFTER, FROM ITS CURRENT CLASSIFICATION OF CITY OF ST. AUGUSTINE PLANNED UNIT DEVELOPMENT (PUD) TO THE CITY OF ST. AUGUSTINE CLASSIFICATION OF RESIDENTIAL LOW ONE (RL-1); PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERANCE OF INVALID PROVISIONS; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION

AYES: Horvath, Sikes-Kline, Valdes, Freeman, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2020-17: Adopts the revised Local Mitigation Strategy (LMS) for St. Johns County which must be updated every five years to remain compliant with FEMA guidelines.

Reuben Franklin, Director, Public Works, reviewed the Resolution.

MOTION

Commissioner Freeman MOVED to pass Resolution 2020-17. The motion was SECONDED by Commissioner Horvath.

VOTE ON MOTION

AYES: Freeman, Horvath, Upchurch, Sikes-Kline, Valdes

NAYES: None

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

(None)

11. ITEMS BY CITY ATTORNEY

11.A. Request to confirm the Mayor, or Vice Mayor in their absence, to be

designated as chairperson of the audit committee, year to year.²

Ms. Lopez reviewed the topic.

MOTION

Commissioner Horvath MOVED to confirm the Mayor, or Vice Mayor in their absence, to be the designated chairperson of the audit committee. The motion was SECONDED by Commissioner Freeman and APPROVED BY UNANIMOUS VOICE VOTE.

12. ITEMS BY CITY CLERK

(None)

13. ITEMS BY CITY MANAGER

(None)

14. Items by Mayor and Commissioners

Commissioner Sikes-Kline stated the following:

- Requested to move meetings back to 10 A.M. in consideration of City Staff
- Neither positive nor negative public feedback was heard on the time
- Public awareness for meeting participation options was very important
- Unless there was a controversial topic, public participation was low no matter the time of day
- The public was currently focused on COVID-19

Commissioner Freeman noted the following:

- Supported the proposed meeting time as most people currently worked at home and seemed more available during the day

- Social distancing guidelines provided complications, based on the logistics of the Alcazar room; therefore, the meetings should remain virtual

Commissioner Horvath supported the 10:00 A.M. meeting time and expressed concern for the Commission's close seating arrangements during meetings.

Mayor Upchurch stated the following:

- Unfavorable to changing meeting time
- The virtual nature of meetings was not a valid reason to change time
- Public was accustomed to and expected a 5:00 P.M. meeting, and would make themselves available when necessary
- The option to provide emailed comments essentially made the meetings more available
- Anticipated that the June meetings would return to traditional format
- Important business was delayed due to necessity for public to fully engage on the more important issues, not the routine ones

Commissioner Valdes stated he was not biased to the time; however, the costs were the caveat for a 10:00 A.M. or a 5:00 P.M. virtual meeting.

Mr. Regan mentioned that a 5:00 P.M. virtual meeting required overtime for an additional three City staff members: an IT Manager, staff member at the podium and someone to manage the phone line. He stated he was unaware of precise cost, but estimated the rate at approximately \$30 per person, per hour; therefore, an hour of overtime cost the City about \$90. He noted that flex time could minimize these costs.

There was Commission consensus to move the Commission meeting time to 10:00 A.M., with Mayor Upchurch dissenting.

² Attached to Commission packet

Mr. Regan inquired about whether the time was specific to the virtual meetings, and what direction to take once regular Commission meetings were held.

Mayor Upchurch noted the following interpretations from the Commission:

- For the near term and during virtual meetings, the time would be moved to 10:00 A.M.
- Continuance of public participation messaging should proceed
- Since returning to in person meetings was a concern, there was a required directive that at that time, City staff re-think the logistics of seating and filming
- With seven members, this was complicated for the Planning and Zoning Board (PZB), as they followed the Commission's lead on these topics

Commissioner Sikes-Kline requested that Ms. Lopez clarify the status of short-term rentals as per the Governor's Executive Order.

Ms. Lopez replied that reservations could not be taken for future dates, nor was anyone allowed to check-in, which was currently extended until July 7, 2020. She noted that those in a short-term rental at the time the Governor's order was issued could complete their stay. She concluded that rentals that were more than a month at a time were not considered short-term.

Mayor Upchurch stated the Governor's Order applied to condominiums at the beach and short-term rentals, regardless of the zoning classification, and the Order was much broader than rules the Commission put into place.

15. Adjournment

There being no further business, the meeting was adjourned at 6:26 P.M.³

Tracy Upchurch, MAYOR

Darlene Galambos, CITY CLERK

³ Transcribed by Laura Morse

CITY OF ST. AUGUSTINE

Regular City Commission Meeting
Monday, April 27, 2020

The City Commission met by means of Communications Media Technology (CMT) Monday, April 27, 2020 at 10:00 A.M. The meeting was called to order by Mayor Tracy Upchurch, and the following were present:

1. Roll Call: Tracy Upchurch, Mayor/City Commissioner
Leanna S. A. Freeman, Vice Mayor/City Commissioner
Roxanne Horvath, City Commissioner
Nancy Sikes-Kline, City Commissioner
John Valdes, City Commissioner

Also present: John Regan, City Manager
Isabelle Lopez, City Attorney
Darlene Galambos, City Clerk
Meredith Breidenstein, Assistant City Manager
David Birchim, Director, Planning and Building
Mike Cullum, Chief Resiliency Officer
Reuben Franklin, Director, Public Works
Melissa Wissel, Communications Manager
Barry Fox, Police Chief
Carlos Aviles, Fire Chief
Laura Morse, Recording Secretary
Candice Seymour, Recording Secretary
Marie Lopes, Office Assistant

INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Upchurch delivered the invocation, and Commissioner Freeman led the Pledge of Allegiance.

2. ADMINISTRATIVE ITEMS

2.A. Modification and Approval of Regular Agenda

John Regan, City Manager, requested moving Item 13.A. COVID-19 update and associated policy issues to Item 7.B. Items of Great Public Importance.

Mr. Regan noted that Florida Congressman John Rutherford was

attending the meeting to discuss federal programs.

Mayor Upchurch requested that Congressman Rutherford discuss his information first.

MOTION

Mayor Upchurch MOVED to approve the Agenda as amended. The motion was SECONDED by Commissioner Horvath and APPROVED BY UNANIMOUS VOICE VOTE.

2.B. Reminder of how to participate and present public comment

Item discussed under Item 4.

3. Special Presentations, Recognitions and Proclamations

(None)

4. General Public Comments (3 minutes per individual)

Isabelle Lopez, City Attorney, reviewed the Communications Media Technology (CMT) procedures for public comment.¹

The Commission heard from the following members of the public:

- Ed Slavin

5. Consent Agenda

Mr. Regan read the Consent Agenda.

CONSENT AGENDA - APRIL 27, 2020

CA.1. Preview of upcoming Commission meetings.

CA.2. THE FOLLOWING ORDINANCES ARE TENTATIVELY SCHEDULED FOR SECOND READING ON MAY 11, 2020:

- Ordinance 2020-18
- Ordinance 2020-19
- Ordinance 2020-20

CA.3. Reminder of Upcoming Meetings:

- April 30, 2020, HARB Meeting
- May 5, 2020, PZB Meeting
- May 11, 2020, Regular Commission Meeting
- May 25, 2020 Meeting Cancelled - Memorial Day Weekend
- June 8, 2020, Regular Commission Meeting
- June 22, 2020, Regular Commission Meeting

CA.4. APPROVAL OF MINUTES FROM PRIOR COMMISSION MEETINGS:

- February 19, 2020, City Commission Special Workshop Meeting
- February 24, 2020, City Commission Regular Meeting

CA.5. RELEASES OF LIEN FOR UNIT FEE CONNECTION FEE MORTGAGE(S):

A BLVD LLC - 300 Anastasia Boulevard - Celia Leo, Teodoro A. Leo and Gregory G. Leo, Jr. - 21

Davis Street Lisa Lewis and Takila Anderson - 780 John Street

CA.6. PROPOSED PROCLAMATIONS, CERTIFICATES OF APPRECIATION/RECOGNITION. COMMISSION APPROVAL REQUIRED). (TO BE READ AT A SUBSEQUENT MEETING).

(None)

CA.7. NOTIFICATION OF PROCLAMATIONS/CERTIFICATES OF RECOGNITION ISSUED:

(None)

CA.8. Authorization to accept federal funding assistance from the Edward Byrne Memorial Justice Assistance Grant (JAG) Program in the amounts of \$18,961.00 and \$4,756.00. *(B. Fox, Chief, St. Augustine Police Department)*

CA.9. Invoice in the amount of \$4,990.79 dated February 28, 2020 from Cavendish Partners, P.A. for services regarding the Marlowe v. City of St. Augustine matter. *(I. Lopez, City Attorney)*

Invoice in the amount of \$8,376.65 dated February 28, 2020 from Cavendish Partners, P.A. for services regarding the Seavin, Inc. v. City of St. Augustine matter. *(I. Lopez, City Attorney)*

End of Consent Agenda

¹ Attached to Original Minutes

The Commission discussed the commencement time of the CMT meetings with Mr. Regan:

- Future plans for virtual meetings and stay at home requirements were unknown; therefore, it was suggested that the Commission meetings return to 5:00 P.M.
- The purpose for scheduling morning meetings was for the necessary staff required for the virtual technical requirements
- Morning meetings controlled staff overtime costs; however, the City could incur these costs at the will of the Commission
- Meeting should be held at times that allowed the most participation
- Agenda items should be limited to those that were crucial items

There was Commission consensus to contemplate the meeting times and discuss the topic at the next Commission meeting.

5.A. Additions, deletions or modifications to Consent Agenda

(None)

5.B. Approval of Consent Agenda

MOTION

Commissioner Horvath MOVED to approve the Consent Agenda. The motion was SECONDED by Commissioner Valdes and APPROVED BY UNANIMOUS VOICE VOTE.

6. Appeals

(None)

7. General Public Presentations, Items of Great Public Importance, and Other Items Requiring Public Hearings

7.A. General Public Presentations

Mr. Regan introduced Congressman John Rutherford, who was attending the meeting to provide a review of the federal assistance programs and responses.

Mr. Regan stated the following:

- Staff researched existing and pending legislation
- Mike Cullum, Chief Resiliency Officer, sent an executive summary to the Commission for H.R. 6467 'Coronavirus Community Relief Act'
- Corey Sakryd, Grants Coordinator and Jim Piggott, Director, General Services had worked to ensure the City was contemporary to any legislative matters
- Some programs seen utilized state monies that were not available to small cities at the time

Congressman Rutherford discussed the first 'Coronavirus Aid, Relief and Economic Security (CARES) Act':

- 74% of loans made through the Paycheck Protection Program (PPP), were for \$150,000 or less
- Small businesses across the U.S. received a large portion of the money
- Cases like Harvard, Ruth Chris, Shake Shack and others got through the process and received PPP loans; however, they were returning the money
- Agriculture was at the bottom one-third of the loan amount numbers received; therefore, the next tranche of monies should be guaranteed to agriculture since it was very important to Florida

Congressman Rutherford noted that stories would continue to surface regarding businesses in receipt of money that should not have; however, he reiterated that money would be returned. He stated that an oversight committee existed for each authorizing committee, there was plenty of oversight, and that the U.S. Inspector

General (IG) had created a Pandemic Response Accountability Committee (PRAC) under the first CARES Act.

Congressman Rutherford reviewed the CARES Act 2.0:

- Allocated an additional \$484 billion, with the PPP given \$310 billion, for a total of \$670 billion
- 75% of small business loan money received that went from a loan to a grant, required distribution to employee payroll, and 25% could be used for rent, utilities and other business expenses
- Individuals comprised the workforce of small businesses; therefore, complaints that the workers or the 'little guy' were not getting funds were incorrect
- Idle loans of the Small Business Administration (SBA) were moved up to \$20 billion and called the Economic Injury Disaster loans
- Idle loans were allotted up to \$10,000, or \$1,000 per employee; therefore, a business with 3 employees could get \$3,000
- Disaster loan program was moved up to \$50 billion
- An additional \$2.1 billion was placed into SBA's budget for hiring personnel to process the loans
- Banks and credit unions submitted loan applications to the SBA electronic system (E-Tran) and it crashed from overload multiple times, and there were issues for financial institutions without an E-Tran number

Congressman Rutherford declared that he was analyzing the loan amount received in the District 4 counties of Duval, Nassau and St. Johns, from the \$18 billion distributed to Florida, as the information was available by State but not yet by district.

Congressman Rutherford continued with discussion on federal loans:

- Agriculture (AG) was previously precluded from idle loans; however, now it was included if company had 500 or less employees
- Due to the aberrant loans with businesses such as Ruth Chris, \$60 billion of the \$484 billion was required to be set aside for small community financial institutions, such as credit unions, state and federal insured depository institutions and certified development companies
- \$30 billion of the \$60 billion was for businesses with \$10 to \$50 million in assets, the other \$30 billion was for those with less than \$10 million in assets
- An additional \$50 billion was designated to the Secretary of Agriculture, Sonny Perdue, for direct payments to small agricultural commodities and to assist the Supplemental Nutrition Assistance Program (SNAP) program
- Transferred up from \$30 billion to \$50 billion the Commodity Credit Corporation (CCC)
- \$75 billion was allotted to mostly rural hospitals
- \$825 million went to Community Health Centers
- Direct payments made to children's hospitals out of the \$75 billion
- \$25 billion was for testing, \$11 billion was to assist state and local with testing, which came from the Food and Drug Administration's (FDA) \$22 million

Congressman Rutherford stated that \$25 million was given to the U.S. Treasury IG office to hire forensic auditors to review the loans given to businesses, ensure the loans were needed, and review the proof. He noted the priority was to ensure the businesses quickly had the money to avoid layoffs.

Congressman Rutherford discussed the 2018 STOP School Violence Act:

- The Department of Justice (DOJ) had not received many application requests; therefore, the deadline was extended through July or August
- \$125 million allocated for the program which was available for schoolboard network creation within schools between local law enforcement, school administrators and the mental health community
- 'Crime prevention through environmental design' (CPTED) was a law enforcement concept; however, schools were constructed to quickly receive and dismiss kids, which was a security nightmare from a security standpoint
- Funding was unavailable to smaller cities; however, in this bill, they fought to maintain safeguards, but allow states more flexibility with how the money was spent
- Many states stated they would leave money on table, because of the inability to use the money for other needed uses; therefore, looked to create greater flexibility for the states to use the money and push it to the local community
- Sought to waive the 25% state match requirement for the programs on the FEMA applications

The Commission and Congressman Rutherford discussed:

- H.R. 6467 'Coronavirus Community Relief Act' and required measures for loosening fund access for counties with populations under 500,000 and the future for smaller communities such as St. Augustine
- Money should not be left on the table, and money should be appropriated with guidelines
- Cities with financial issues prior to COVID-19 should not be allowed a bail out based on this health crisis

- It was believed that urban areas would be the most impacted and require the greater need from the pandemic, which was the purpose of excluding the smaller communities from receiving funds
- When CARES Act 1.1 was written, no one anticipated such a lengthy lockdown
- The City was a financially sound community; however, the loss of expected revenues, tenant rent breaks and water bill payment assistance would certainly impose a financial hit for 2021, which would impact the citizens
- Constituents had inquired about the receipt of checks, since Jacksonville had disbursed funds
- The loans to states required revenue replacement expansion for municipalities that assisted constituents, as a large financial hit was taken from sales tax reduction
- Revenue damage issue would get bipartisan support, it was easily determined, and states could get reimbursed for state and local dollars lost as a direct result from COVID-19

The Commission was in support of any bill that reduced the City's contribution to any of the FEMA programs

Congressman Rutherford left the meeting.

7.B. Items of Great Public Importance

Mr. Regan discussed the key elements to an economic re-opening, based on questions and discussion with Dr. Allicock at the Florida Department of Health in St. Johns County (DOH-St. Johns):

Was the virus in control and the curve flattened?

- St. Johns County virus growth rate had slowed
- Heavy emphasis placed on sampling in nursing homes and

assisted living facilities, which would cause an uptick

Were total tests increasing?

- Number of tests had gone up and testing in private labs was going up considerably
- Wanted to watch number of tests in positivity rate

If a resurgence of COVID-19 occurred after an economic re-opening, what ability did the DOH-St. Johns have to increase testing, contact tracing and isolation?

- Contact tracing was now more manageable through the DOH-St. Johns and averaged 7 days
- DOH-St. Johns had the ability to increase the amount of testing

Were there discussions of standards for returning to stricter social distancing policies, once re-opening began, and were there standards of closure should things not go well?

- The DOH had no firm discussion of that, and this was an open question
- Flagler Hospital had managed caseload well and was at one-third capacity, largely due to cancellation of elective surgeries
- Guidelines for all economic industry sectors called for facial coverings

Mr. Regan noted the following data from the thermometer program:

- 843 calls received
- 129 qualified participants
- 77 picked up in the drive-thru
- 10 delivered
- 100 people on a wait list
- Enhanced communications with the local schoolboard to reach the right demographic
- St. Johns County convened a task force for economic recovery, and the City was a member

Mr. Regan noted the various virtual meetings attended with community business members that focused on

community outreach, and the common denominator was surgical mask availability.

Mr. Regan discussed the newly implemented re-start program details:

- All industry sectors' guidelines addressed facial coverings and met shared goals to safeguard the community and assist with economic rebuilding
- Difficult and expensive to obtain masks at an estimated \$1 dollar each, and supply chains were unreliable; therefore, needed a mask supplier with prompt distribution
- City was waiting on 17,000 surgical masks for first responders, that were expected the prior week
- City should make masks accessible to the community and as important as getting a drink of water
- Community supplier was found, who would assist the City with the mask distribution plan
- Masks met Level 1 industrial and/or non-sterile use
- Inventory would be received in 7 to 8 days from China
- Unit cost was approximately thirty-three cents per mask
- Cost recovery done with re-distributing to industries at cost plus, or forty cents per mask
- Industry burn rate calculations made the estimate of the initial order at 250,000 masks
- Phase 1 would distribute masks to industries in need, so when the City was opened, there was a consistent look and feel, and a culture of safety and commitment to this new normal, and this would become the City's brand
- A safe city helped make a stable economy, and tourism survey data indicated they looked for safety when travelling
- This was the single most important thing the City could do

Mr. Regan introduced Eric McWilliams, CEO of Collective Supplies.

Mr. McWilliams discussed the company and the re-start program plans with the City:

- Exported medical supplies for 3 years, sourced from 16 countries, with variety of global manufacturer representation
- Chinese markets were currently the only ones open for exports
- Part of FEDEX airbridge program, which worked with the federal government to export Personal Protective Equipment (PPE)'s, as available, from China and other markets
- Part of consortium network that provided security and logistics in end supply chain solutions and sourced from companies such as United Airlines, FEDEX, Baptist Hospital Network, Methodist Hospital Network, State of Idaho through correctional facilities
- 46 million three-ply masks were brought in over last 8 weeks, with another 20 million scheduled to arrive over next 2 to 3 weeks
- Placed orders based on quantity needs
- Funds went from Collective Supplies to strategic partner in Singapore, then held in escrow against the production run until it began, then the monies released to the factory to purchase the raw materials and production
- Factory produced about 2 million three-ply masks in a 4-hour period
- Masks sourced were Level 1, non-sterile medical and/or industrial use, like the masks used by front-line healthcare workers
- Filtration ratio of the Level 1 masks was a Level 3, much more durable and rigid; however, in terms of regulatory filing they were a Level 1

- re-start program would source these for the City and support other efforts for other PPE's
- Intention was the completion of a logistics supply chain representing real time orders that avoided storing a surplus and committing critical financial resources to potentially unnecessary inventory
- Logistics could be scheduled within 24-hours with product in the U.S. within 7 to 10 days
- Chinese export regulations were volatile; therefore, strategic partners who were bonded, licensed and insured in both China and Singapore would implement the export policies
- Thermometers, gloves, hand sanitizers, and sanitizing wipes could also be supplied

The Commission discussed the following:

- Consumer use duration of the three-ply mask was suggested as a single use disposable; however, it was discretionary for individual
- Infectious disease policies dictated that front-line healthcare providers and first responders were required to wear new mask for each point of contact, to extraction
- Tourists would wear from point of engagement until they left the City, and mask would suffice entire time
- Those in businesses or restaurants would wear an entire shift
- Mask specifications, FDA approval and photos of the factory would be circulated to the Commission
- Worked in partnership with the Chamber of Commerce
- Worked with St. Johns County to achieve a holistic program that crossed jurisdictional lines
- Industries such as Historical Tours of America had already set pre-orders to move forward, if approved
- First phase distributed to businesses and second phase to

- residents, with the assurance of availability and affordability
- Looked at potential retail storefront opening in City retail space, with quick access to masks
- Initial financial commitment would be an estimated \$82,500, with slight adjustments for shipping
- A high-end risk would be a transit breakdown that resulted in non-delivery, or a lack of demand; however, demand and inventory utilization was not an issue, as Collective Supplies could re-sell the masks
- Commission was sending a message of citizen and business support with this program
- Supplies purchased by City would not hinder supply chain for the healthcare industry
- The City was able to supply Flagler Hospital and ARC with masks due to previously donated inventory

Commissioner Valdes disclosed that his relationship with Mr. McWilliams would force his recusal on any Commission decisions regarding the re-start program.

Mr. Regan asked for the Commission's consent on the correct policy direction of the re-start program.

There was Commission consensus to proceed with the re-start program and the mask order.

Mr. Regan and Carlos Aviles, Fire Chief, discussed hurricane planning with COVID-19:

- Establishment of supply networks and distribution systems also built components of hurricane planning and response
- Florida Division of Emergency Management contracted with Hagerty Consulting to write a hurricane planning and sheltering guidance for the State

- Looked at reduction of shelter density and introduction of non-pharmaceutical intervention to reduce risks to those requiring shelter during the pandemic
- Worked with other counties to review the plan

Chief Aviles noted his sincere appreciation for the City staff on their commitment, service, support and positive attitude during this pandemic, all of which had been vital to the success of all first responders.

Mayor Upchurch acknowledged his appreciation and support of Chief Aviles and the first responder team.

Mr. Regan stated that Stephen Slaughter, Engineering Manager, developed a sampling plan at the wastewater plant to monitor the influent for COVID-19, and Mr. Slaughter would be building baseline data during the time social distancing policies were in place.

Commissioner Sikes-Kline recognized community members who provided information on the wastewater monitoring program. She noted her recent participation in the Re-Open Florida Task Force, where discussions ensued on a re-open of economy scenario, followed by a potential shutdown. She noted this important topic was being reviewed by Governor DeSantis.

7.C. Other Items Requiring Public Hearing

(None)

8. Ordinances and Resolutions – Public Hearing Required.

8.A. Ordinances – Second Reading

(None)

8.B. Ordinances – First Reading (only if required by law)

(None)

8.C. Resolutions – Public Hearing (only if required by law)

(None)

9. Ordinances and Resolutions - No Public Hearing Required

9.A. Ordinances – First Reading

9.A.1. Ordinance 2020-21: Amends Sections 28-127 of the Code of the City of St. Augustine to modify the number of members and to revise the minimum qualification criteria for members of the Corridor Review Committee.

Ms. Lopez reviewed the Ordinance and stated this was the third attempt to amend.

The Commission discussed:

- Current ordinance provided for two design professionals and one tenant/property owner, which had been previously amended by the Commission
- Ideal membership would be two professionals and one tenant/property owner; however, it was difficult to fill the professional position
- Should move forward with two tenant/property owners and one professional with appointment preference given to the professionals who applied
- One applicant applied for the professional spot and four applicants applied for the tenant/property owner spot

Ms. Lopez requested Commission consensus to modify the Ordinance language to indicate that a preference would be provided for professional applicants. She stated this would require language modification in the Code; however, not the Ordinance short title.

There was Commission consensus for Ms. Lopez to propose a second amendment at the second reading of the Ordinance.

MOTION

Mayor Upchurch MOVED to place Ordinance 2020-21 on second reading, read by title only and passed as amended. The motion was SECONDED by Commissioner Horvath.

Ms. Lopez read the title as follows:

ORDINANCE NO. 2020-21

AN ORDINANCE OF THE CITY OF ST. AUGUSTINE, FLORIDA, AMENDING CHAPTER 28, ARTICLE II, DIVISION 5, SECTION 28-127 OF THE CODE OF THE CITY OF ST. AUGUSTINE REVISING THE MINIMUM QUALIFICATIONS FOR MEMBERS OF THE CORRIDOR REVIEW COMMITTEE BY PROVIDING FOR ONE ARCHITECT OR LANDSCAPE ARCHITECT SEAT AND PROVIDING THAT THE OTHER TWO SEATS BE DESIGNATED FOR PROPERTY OWNERS OR TENANTS OF PROPERTIES LOCATED WITHIN THE RESPECTIVE ENTRY CORRIDORS OR MAY BE ASSIGNED TO ANOTHER ARCHITECT OR LANDSCAPE ARCHITECT; 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.

VOTE ON MOTION

AYES: Upchurch, Horvath, Valdes, Sikes-Kline, Freeman

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B. Resolutions

9.B.1. Resolution 2020-12: Authorizes the execution of an agreement between Florida Department of Transportation and the City to install landscaping.

Reuben Franklin, Director, Public Works, reviewed the Resolution and provided a presentation on the topic.²

Mr. Franklin noted that the agreement was specifically for landscaping, and once installed, the maintenance costs would be the City's obligation. He also stated there was a public art component that was not part of the agreement and would also be a separate item handled by the City.

Commissioner Valdes inquired about vision obstruction within the landscape plan that might add to citizen confusion.

Mr. Franklin noted that the plan required the Florida Department of Transportation's (FDOT) approval, and consideration was taken for any view obstruction landscaping.

MOTION

Commissioner Horvath MOVED to pass Resolution 2020-12. The motion was SECONDED by Commissioner Valdes.

VOTE ON MOTION

AYES: Horvath, Valdes, Freeman, Sikes-Kline, Upchurch

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B.2. Resolution 2020-15: Provides for curb ramp construction, maintenance and access to property known as State Road No. 5A (King Street).

Mr. Franklin reviewed the Resolution. He stated the Lightner Board had control over the corner 'clips' of property which would be easements; therefore, the FDOT requested a Quit Claim Deed with the City.³

² Document attached to original minutes

³ Document attached to original minutes

Mayor Upchurch stated that it should be noted as Mayor, he was a member of the Lightner Board.

MOTION

Commissioner Valdes MOVED to pass Resolution 2020-15. The motion was SECONDED by Commissioner Sikes-Kline.

VOTE ON MOTION

AYES: Valdes, Sikes-Kline, Upchurch, Freeman, Horvath

NAYES: None

MOTION APPROVED UNANIMOUSLY

9.B.3. Resolution 2020-16: Amends and restated Resolution 2020-13 to include the use of communication media technology.

Ms. Lopez reviewed the Resolution.

MOTION

Commissioner Horvath MOVED to pass Resolution 2020-16. The motion was SECONDED by Commissioner Sikes-Kline.

VOTE ON MOTION

AYES: Horvath, Sikes-Kline, Upchurch, Freeman, Valdes

NAYES: None

MOTION APPROVED UNANIMOUSLY

10. Staff Reports and Presentations

10.A. Authorization for the construction and maintenance of the existing crosswalks located on Malaga Street and the mid-block crossing on Valencia Street between the city of St. Augustine and Flagler College.

Mayor Upchurch recused himself from Item 10.A. and asked Vice-Mayor Freeman to lead the meeting.

Mr. Franklin delivered a presentation on the item.⁴

MOTION

Commissioner Sikes-Kline **MOVED** to pass the Construction and Maintenance Agreement between Flagler College and the City of St. Augustine. The motion was **SECONDED** by Commissioner Horvath.

VOTE ON MOTION⁵

AYES: Sikes-Kline, Horvath, Valdes, Freeman

NAYES: None

MOTION APPROVED UNANIMOUSLY

10.B. March 2020 financial update.

Mark Simpson, Interim Director, Finance, delivered a year-to-date (YTD) review on the City's funds.⁶

Mr. Simpson noted that the financial impact to the funds from COVID-19 was carefully being monitored.

11. ITEMS BY CITY ATTORNEY

11.A. Sunshine, Public Records and Ethics Minute.

No presentation made, provided by the City Attorney's Office for information purposes.

12. ITEMS BY CITY CLERK

12.A. Request appointment of one applicant to the Historic Architectural Review Board.

Darlene Galambos, City Clerk, stated that Paul Weaver was the only applicant for the

expiring term, and Mr. Weaver was eligible for re-appointment.

MOTION

Commissioner Freeman **MOVED** to re-appoint Paul Weaver. The motion was **SECONDED** by Commissioner Horvath.

VOTE ON MOTION

AYES: Freeman, Horvath, Valdes, Upchurch, Sikes-Kline

NAYES: None

MOTION APPROVED UNANIMOUSLY

12.B. Request for three appointments to the Corridor Review Committee.

Mayor Upchurch requested to postpone the Item to a subsequent meeting.

MOTION

Commissioner Freeman **MOVED** to table Item 12.B. to a subsequent meeting. The motion was **SECONDED** by Commissioner Horvath and **APPROVED BY UNANIMOUS VOICE VOTE.**

13. ITEMS BY CITY MANAGER

13.A. Update on the current status of COVID-19 will be given.

Item moved to Item 7.B.

14. Items by Mayor and Commissioners

There was Commission consensus of being pleased with the second CMT meeting.

Commissioner Valdes stated he reached out to the community for financial support to ensure that the Kinsa smart thermometer program could reach outside City limits, particularly in West Augustine. He acknowledged and thanked those citizens who provided financial support:

- Bill Graybill

⁴ Attached to original minutes

⁵ Mayor Upchurch recused himself from the item and was absent for the vote

⁶ Attached to Commission packet

- Doug Wiles
- Sue Alimosser (inaudible)
- Joe Tringali
- Tony and Brenda Bushell
- Irene Arriola
- CeCe Reigle

Commissioner Valdes noted that COVID-19 did not recognize boundaries and citizens who were the City's service providers could now be covered.

15. Adjournment

There being no further business, the meeting was adjourned at 12:00 P.M.⁷

Tracy Upchurch, MAYOR

Darlene Galambos, CITY CLERK

⁷ Transcribed by Laura Morse

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: July 15, 2020

RE: **SATISFACTION AND RELEASE OF UTILITY MORTGAGE – 24 ARENTA STREET**

Enclosed is a Satisfaction and Release of Mortgage for 24 Arenta Street, regarding the Unit Connection Fee Mortgage and Promissory Note executed between the City of St. Augustine and KMB Asset Solutions, LLC. The mortgage was recorded in the Public Records of St. Johns County on April 20, 2018. Copies of the Unit Connection Fee Mortgage and Promissory Note are enclosed as well for reference.

Please place this Release and Satisfaction of Mortgage on the consent agenda for consideration and execution at the July 27, 2020 City Commission meeting.

Please contact me if you have any questions or comments. Thank you.

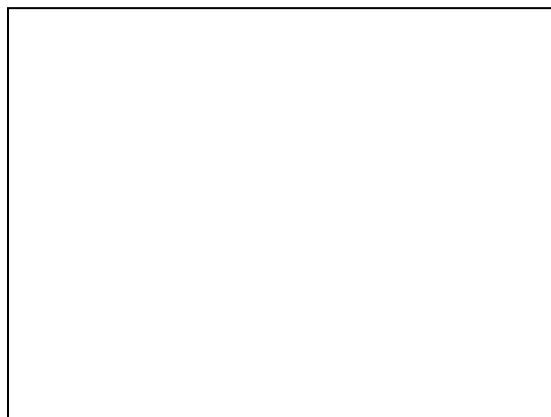
A handwritten signature in blue ink, appearing to read 'Isabelle C. Lopez', written over a horizontal line.

Isabelle C. Lopez
City Attorney

/s/
Attachment

xc: Darlene Galambos, City Clerk (with original)

This instrument was prepared under the supervision and direction of Isabelle C. Lopez, City Attorney, P.O. Box 210, St. Augustine, Florida 32085



**SATISFACTION AND
RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

THE CITY OF ST. AUGUSTINE, a municipal corporation organized and existing under the laws of the State of Florida, whose mailing address is P.O. Box 210, St. Augustine, Florida, 32085-0210 (hereinafter referred to as "Mortgagee"), in consideration of the covenants and agreements set forth hereinafter, hereby releases **KMB ASSET SOLUTIONS, LLC**, whose address is 1536 Tawny Marsh Court, St. Augustine, Florida 32092, its heirs, assigns or successors in title (hereinafter referred to as "Mortgagor"), from the Mortgage entitled, "Unit Connection Fee Mortgage," executed between the parties and dated April 9, 2018, recorded at Official Records Book 4534, Page 325, of the Public Records of St. Johns County, Florida, and relating to that certain lot, parcel or piece of land situated in the City of St. Augustine, St. Johns County, Florida, described in **Exhibit "A"** attached hereto and incorporated herein.

Mortgagee hereby releases said Mortgagor from any obligations created by or existing by virtue of said Mortgage and the Promissory Note relating thereto recorded at Official Record Book 4534, Page 325, of the Public Records of St. Johns County, Florida, and such obligations related to said documents have been fully performed and are therefore satisfied.

IN WITNESS WHEREOF, this Satisfaction and Release of Mortgage has been duly signed and executed by the Mortgagee, this ____ day of _____, 2020.

ATTEST:

CITY OF ST. AUGUSTINE, FLORIDA,
a municipal corporation

Darlene Galambos, City Clerk
(S E A L)

By: _____
Tracy Upchurch, Mayor-Commissioner

I HEREBY CERTIFY that on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, by means of ☐ physical presence or ☐ online notarization, **Tracy Upchurch**, who is personally known to me, who is the person who executed the foregoing instrument and who acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal, this _____ day of _____, 2020.

Notary Public, State of Florida

(S E A L)

EXHIBIT "A"

LOT 8, DANIELS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 1, PAGE 111, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. ALSO DESCRIBED AS SECTION H (OR LOT H) IN BLOCK "C" OF THE WILDWOOD PARK COMPANY'S SUBDIVISION OF THE SOUTHEAST PORTION OF THE AVICE AND VEIL GRANT IN SECTION 37, TOWNSHIP 7 SOUTH, RANGE 30 EAST, AS RECORDED IN MAP BOOK 1, PAGE 133, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID: 119820-0000

ADDRESS: 24 ARENTA STREET, ST. AUGUSTINE, FLORIDA 32084

**UNIT CONNECTION FEE
MORTGAGE**

THIS MORTGAGE, by and between **KMB Asset Solutions LLC** whose address is 24 Arenta St. St. Augustine, FL 32084 (hereinafter called "Mortgagor") and **CITY OF ST. AUGUSTINE, FLORIDA**, a municipal corporation organized under the laws of the State of Florida, whose address is P.O. Box 210, Attention Financial Services Dept., St. Augustine, Florida, 32085 (hereinafter called "Mortgagee").

WITNESSETH that for good and valuable consideration, and also in consideration of the Mortgagee's deferment of certain water and/or sewer unit connection fees owed by the Mortgagor to the Mortgagee as evidenced by the Unit Connection Fee Promissory Note hereinafter described, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee all that certain piece, parcel or tract of land of which the said Mortgagor is now seized and possessed and in actual possession, situate in the county of St. Johns and state of Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

Together with all structures and improvements now and hereafter on said land, and the fixtures attached thereto.

To have and to hold the same, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all the estate, right, title, interest, homestead, separate estate, possession, claim and demand whatsoever, as well in law as in equity, of the said Mortgagor in and to the same, and every part thereof, unto the said Mortgagee, in fee simple.

And the Mortgagor hereby covenants with the Mortgagee that it is indefeasibly seized of said land in fee simple; that it has full power and lawful right to convey the same in fee simple as aforesaid; and that said Mortgagor will make such further assurances to prove the fee simple title to said land to said Mortgagee as may be reasonably required.

Provided always, and these presents are executed and delivered upon the following conditions, to-wit:

The Mortgagor agrees to timely pay the Mortgagee, or order, the payments described in the copy of the Unit Connection Fee Promissory Note attached hereto as Exhibit "B" in the manner and at the times described therein.

And shall duly, promptly and fully perform, discharge, execute, effect, complete and comply with and abide by each and every of the stipulations, agreements, conditions, and covenants of said Promissory Note and of this mortgage, then this mortgage and the estate hereby created shall cease and be null and void.

And the Mortgagor further covenants as follows:

1. That it will pay all and singular the costs, charges and expenses, including reasonable attorney's fees, and costs of abstracts of title, incurred or paid at any time by the Mortgagee because of the failure on the part of the Mortgagor promptly and fully to perform the agreements and covenants of said Promissory Note and this mortgage, and said costs, charges and expenses shall be immediately due and payable and shall be secured by the lien of this mortgage.

2. That (a) in the event of any breach of this mortgage or any mortgage superior or junior hereto or default on the part of the Mortgagor under this or any other mortgage encumbering the property mortgaged hereby, or (b) in the event that any of said sums of money herein referred to be not promptly and fully paid without demand or notice, or (c) in the event that each and every of the stipulations, agreements, conditions and covenants of said note and this mortgage are not promptly and fully performed, then in either or any such event, the said aggregate sum mentioned in said note then remaining unpaid, with interest accrued to that time, and all moneys secured hereby, shall become due and payable forthwith, or thereafter, at the option of said Mortgagee, as fully and completely as if all of the said sums of money were originally stipulated to be paid on such day, anything in said note or in this mortgage to the contrary notwithstanding; and thereupon or thereafter, at the option of said Mortgagee, without notice or demand, suit at law or in equity May be prosecuted as if all moneys secured hereby had matured prior to its institution. The Mortgagee May foreclose this mortgage, as to the amount so declared due and payable, and the said premises shall be sold to satisfy and pay the same, together with costs, expenses and allowances.

3. That the Mortgagee will make monthly payments in the amount of \$25.01 for 96 months, with the first payment due May 15, 2018

IN WITNESS WHEREOF, the Mortgagor has hereunto set its hand and seal, this 9th day of April, 2018.

Signed, sealed and delivered in the presence of:

Marcel J. Mouton
 Witness
 Printed Name: Marcel J. Mouton

Cora Wiles
 Witness
 Printed Name: Cora Wiles

BY:

Kyle Brown
 (Printed Name) Kyle Brown
 (Address) 24 Arenta St.
 (Telephone) 954-234-0972

* * * NOTARY CERTIFICATION APPEARS ON THE FOLLOWING PAGE * * *

FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

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, **Kyle Brown**, who is personally known to me or who has produced FL Driver's License as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 9th day of April, 2018.

Maxwell J. Moulton
Notary Public, State of Florida

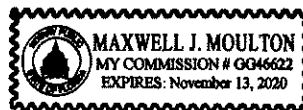


Exhibit "A"

LEGAL DESCRIPTION

Lot 8, Daniels Subdivision, according to the map or plat thereof, as recorded in Map Book 1, Page 111, of the Public Records of St. Johns County, Florida. Also described as Section H (or Lot H) in Block "C" of the Wildwood Park Company's Subdivision of the Southeast portion of the Avise and Veil Grant in Section 37, Township 7 South, Range 30 East, as recorded in Map Book 1, Page 133, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 119820-0000

**UNIT CONNECTION FEE
PROMISSORY NOTE**

APPLICANT(S) NAME: KMB Asset Solutions LLC
ADDRESS: 24 Arenta St.
St. Augustine, FL 32084

\$1,991.40

St. Augustine, Florida

FOR VALUE RECEIVED, and as payment for certain unit connection fees on premises located at **24 Arenta St. St. Augustine, FL 32084**, the undersigned, jointly and severally, promises to pay to the order of **CITY OF ST. AUGUSTINE, P.O. Box 210, St. Augustine, Florida, 32085**, or elsewhere as the holder hereof may from time to time require, the principal sum of **1,991.40 Dollars**, together with interest on so much of said principal sum as remains from time to time outstanding and unpaid, at the rate of **4.79 percent** per annum from the date hereof until paid. Said principal and interest shall be paid in equal consecutive monthly installments of **25.01 Dollars**, commencing on **May 15, 2018** and continuing on the same date each and every month thereafter until paid in full, said installments to be applied first to interest and the balance to principal.

The maker(s) hereof waives presentment for payment and demand. Time is of the essence hereof. It is expressly agreed that if this Note or any part or installment thereof be not paid within ten (10) days after the same becomes due and payable, anything herein to the contrary notwithstanding, the maker(s) hereof understands that all unpaid sums shall immediately be due and payable at once, without notice or demand, together with all costs of collection, including reasonable attorney's fees, whether suit be filed or not.

The maker(s) hereof may prepay any part of the principal sum hereof in any amount at any time, but any such prepayment shall not relieve the maker(s) hereof from making payment of the installment then due nor any subsequent installment provided hereby, unless at the time of such prepayment the maker(s) hereof pays all sums hereon.

Any waiver of the right to exercise any option by the holder hereof shall not constitute a waiver of the right to exercise said option at any future time.

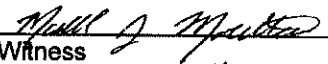
All notices, demand, presentment, dishonor and requirements under any law of Florida are hereby expressly waived.

Note: Fl. Stat. 159.17 – Lien of services charges – any municipality issuing revenue bonds hereunder shall have a lien on all lands or premises served by any water system, sewer system or gas system for all service charges for such facilities until paid, which liens shall be prior to all other liens on such lands or premises except the lien of state, county and municipal taxes and shall be on a parity with the lien of such state, county and municipal taxes. Such liens, when delinquent for more than 30 days, may be foreclosed by such municipality in the manner provided by the laws of Florida for the foreclosure of mortgages on real property.

Exhibit "B"

This Note is secured by and subject to the terms of a mortgage (or a letter of credit) of even date herewith.

Signed, sealed and delivered **dated as of April 9, 2018**, in the presence of:


Witness
Printed Name: Marcell J. Moulton


Witness
Printed Name: Cori A. Wiles

BY: 
(Printed Name) Kyle Brown
(Address) 24 Arenta St.
(Telephone) 954-234-0972

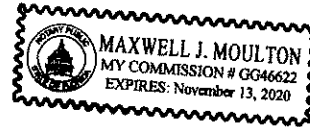
FOR AN INDIVIDUAL ACTING IN HIS OR HER OWN RIGHT:

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, **Kyle Brown**, who is personally known to me or who has produced FL Driver's License as identification and is the person described in and who executed the foregoing instrument, and acknowledged before me that he executed the same for the uses and purposes therein expressed.

Witness my hand and official seal, this 9th day of April, 2018.


Notary Public, State of Florida



CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John P. Regan, City Manager

DATE: July 15, 2020

RE: **STATUS OF CODE ENFORCEMENT LIEN FORECLOSURE – 52 SPRING STREET**

On June 10, 2019, the City Commission authorized abatement of an ongoing nuisance due to unsafe and faulty metal roofing at the property located at 52 Spring Street. The City abated the nuisance by ordering the interim repair to prevent further water intrusion and closed the code enforcement complaint with fines and costs of \$59,175. Based on recommendation of the Code Enforcement Adjustments and Appeals Board (CEAAB), the City Commission authorized foreclosure of code enforcement liens for the property.

On March 6, 2020, the City filed a Complaint for Foreclosure and Notice of Lis Pendens. After the filing, the attorney and representative for the property owner, Les Bons Temps Rouler, LLC, contacted the City regarding the potential for deed in lieu of foreclosure. Through this representative, the City was granted permission to conduct an on-site inspection of the structures on this property.

The City Attorney's office received a full title commitment report on May 20, 2020 which revealed an outstanding mortgage of \$142,000 and the mortgage holder relays the amount due with interest to be \$175,000. The City's CEAAB lien on the property is \$59,175. Additionally, there are outstanding back taxes of \$14,578.34. The St. Johns County Property Appraiser list a just market value of \$224,105.

On June 25, 2020, the City received a structural report indicating substantial structural issues and ongoing damage from water intrusion due to the original code violations related to the roofing as well as termite damage. Further, the electrical and plumbing require extensive work to bring it to code. Finally, based on the current condition of the property it is likely to appraise for land value only which St. Johns County Property Appraiser list at \$78,965.

In light of the above, the City Attorney's office recommends dismissing the Foreclosure Complaint and releasing the Lis Pendens on this property as it is not feasible for the City to recover its costs and lien amounts after the payment of current encumbrances on the property.

The City Attorney's office request approval to dismiss the pending Foreclosure Complaint and release the Lis Pendens for the property at 52 Spring Street and maintain its existing CEAAB lien on the property for \$59,175 to be paid by any future owner of the property.

Please place this on the consent agenda for the July 27, 2020 City Commission meeting.

Thank you.

/s/ Denise C. May

Denise C. May
Assistant City Attorney

xc: Meredith Breidenstein, Assistant City Manager
Isabelle C. Lopez, City Attorney
Darlene Galambos, City Clerk

Agenda Title:

Approval to dismiss pending foreclosure for property at 52 Spring Street.

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: July 27, 2020

RE: Antigua Apartments (Catalyst Development Partners II, LLC) – Release of School
Concurrency Proportionate Share Mitigation Agreement

Attached is the Release of School Concurrency Proportionate Share Mitigation Agreement between the St. Johns County School District, the City of St. Augustine and Antigua Apartments (Catalyst Development Partners II, LLC). Antigua Apartments is a community of 249 apartments located at 655 West Marina Cove Drive which has been constructed and has received a certificate of occupancy. The property owner has paid all the required fees to the St. Johns County School District and as is requesting a release of this obligation.

Through an interlocal agreement, the City collects school district impact fees for new residential construction on behalf of the St. Johns County School District. We do this at the time of issuance of a building permit. Prior to the building permit application, the developer must pay a Proportionate Share Mitigation fee in order to maintain an acceptable level of service in the public school system. The proportionate share mitigation fee is then recognized as a credit towards their school district impact fees.

On July 14, 2020, the St. Johns County School Board approved the Release of School Concurrency Proportionate Share Mitigation Agreement for Antigua Apartments (Catalyst Development Partners II, LLC).

Please place this Release of School Concurrency Proportionate Share Mitigation Agreement on the July 27, 2020 City Commission consent agenda for approval.

If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building

**RELEASE OF SCHOOL CONCURRENCY PROPORTIONATE SHARE
MITIGATION AGREEMENT – (SCD 2017-7 ANTIGUA APARTMENTS)**

WHEREAS, the **City of St. Augustine**, a political subdivision of the State of Florida, hereinafter referred to as “City,” whose address is 75 King Street, St. Augustine, Florida 32085; the **School Board [aka District] of St. Johns County**, a body corporate and political subdivision of the State of Florida, hereinafter referred to as “School District,” whose address is 40 Orange Street, St. Augustine, Florida 32084; and **CATALYST DEVELOPMENT PARTNERS II, LLC** (“Applicant”), whose address is 880 Glenwood Avenue SE, Atlanta, Georgia 30316; entered into that School Concurrency Proportionate Share Mitigation Agreement dated August 14, 2017, and recorded August 22, 2017, in Book 4425 at Page 28 in the public records of St. Johns County, Florida (the “Agreement”) (collectively, the City, School District and Applicant are the “Parties”); and

WHEREAS, Paragraph 13 of the Agreement calls for a release of the Agreement once all of the Parties’ obligations are met; and

WHEREAS, the Parties have performed all of the obligations under the Agreement.

NOW THEREFORE, the City, School District and Applicant do hereby acknowledge that all obligations pursuant to the Agreement are satisfied, and that the same is hereby released from the obligations and provisions of the Agreement. This release is intended to run with the title to all property that is subject to this Agreement.

WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates above each signature:

City of St. Augustine, through its City Commission, signing by and through its Mayor authorized to execute same by Commission action on this ____ day of _____, 2020.

School Board [aka District] of St. Johns County, signing by and through its Chair, authorized to execute same by District action on this 14 day of June, 2020.

CATALYST DEVELOPMENT PARTNERS II, LLC, signing by and through its trustee duly authorized to execute same, on this ____ day of _____, 2020.

[SIGNATURES ON FOLLOWING PAGES]

CITY

Signed, witnessed, executed and acknowledged on this ____ day of _____, 2020.

WITNESSES:

CITY OF ST. AUGUSTINE

By: _____ Mayor,

(Please print)

(Please print)

ATTEST:

By: _____, City Clerk

(Please print)

By: _____, City Manager

(Please print)

Approved as to form and legal sufficiency

By: _____, City Attorney

(Please print)

SCHOOL DISTRICT

Signed, witnessed, executed and acknowledged on this 14th day of July, 2020.

WITNESSES:

**SCHOOL DISTRICT OF ST. JOHNS
COUNTY, FLORIDA**

Gina Fallica

Gina Fallica
(Please print)

By: Beverly Slough, Chair

Beverly Slough
(Please print)

ATTEST:

By: Tim Forson, Superintendent of Schools

Tim Forson
(Please print)

CATALYST DEVELOPMENT PARTNERS II, LLC

Signed, witnessed, executed and acknowledged on this 12th day of June, 2020.

WITNESSES:

Laura Snider
Laura Snider

Eric Witekensky
(Please print) Eric Witekensky

**CATALYST DEVELOPMENT
PARTNERS II, LLC**
880 Glenwood Avenue SE, Suite H
Atlanta, Georgia 30316

Robert G. Meyer
(Please print)

GEORGIA
STATE OF ~~FLORIDA~~)
COBB)
COUNTY OF ~~ST. JOHNS~~)

The foregoing instruction was acknowledged before me this 12th day of June, 2020, by Robert G. Meyer, as Manager of CATALYST DEVELOPMENT PARTNERS II, LLC, who (X) is personally known to me or () has produced a valid driver's license as identification.



Stephanie M. Woodall
Notary Public
Stephanie M. Woodall
(Name of notary, typed/stamped/printed)
My commission number: N/A
My commission expires: 11/24/2021

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: John Regan, P.E.
City Manager

DATE: July 27, 2020

RE: Whispering Creek – St. Johns County School District Proportionate Share Mitigation Agreement

Attached is the Proportionate Share Mitigation Agreement between the St. Johns County School District, the City of St. Augustine and Whispering Creek (D.R. Horton, Inc. Jacksonville). Whispering Creek is a 102 multi-family residential development located north of St. Augustine High School and accessed from Lewis Speedway.

Through an interlocal agreement, the City collects school district impact fees for new residential construction on behalf of the St. Johns County School District. We do this at the time of issuance of a building permit. Prior to the building permit application, the developer must pay a Proportionate Share Mitigation fee in order to maintain an acceptable level of service in the public school system. The proportionate share mitigation fee is then recognized as a credit towards their school district impact fees.

The Proportionate Share Mitigation amount for Whispering Creek is \$99,584 and after this is paid to the school district by the property owner, the Planning and Building Department will recognize this as their school district impact fee credit at the time of issuance of building permits.

On July 14, 2020, the St. Johns County School Board approved the Proportionate Share Agreement for Whispering Creek.

Please place this Proportionate Share Mitigation Agreement on the July 27, 2020 City Commission consent agenda for approval.

If you have any questions, please let me know.



David Birchim, AICP
Director, Planning and Building

SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT

SCD # 202 0 - -5 Whispering Creek

THIS SCHOOL CONCURRENCY PROPORTIONATE SHARE MITIGATION AGREEMENT ("Agreement"), is made by and between THE CITY OF ST. AUGUSTINE, FLORIDA, a municipal corporation of the State of Florida, hereinafter referred to as "City", whose address is 75 King Street, St. Augustine, Florida 32085; THE SCHOOL BOARD OF ST. JOHNS COUNTY, a body corporate and political subdivision of the State of Florida, hereinafter referred to as "School District," whose address is 40 Orange Street, St. Augustine, Florida, 32084; and

D.R. HORTON, INC. - JACKSONVILLE THE DEVELOPER
("Applicant"), whose address is 4220 Race Track Road ; and

WHEREAS, the Applicant is the fee simple owner of that certain tract of land 102820-0009 (Parcel ID #) located in City and more particularly described on Exhibit "A," attached hereto and incorporated herein (the "Property"). The location of the Property described in Exhibit "A" is illustrated with a map appearing in Exhibit "B;" and further described in the School Concurrency Determination application entitled SCD 202 0 -5 Whispering Creek ; and

WHEREAS, the Applicant has submitted an application for a development proposal seeking approval to develop approximately 102 multi-family residential dwelling units on the Property, hereinafter referred to as the Development Proposal; and

WHEREAS, the City and the School District have adopted and implemented a public school concurrency management system to assure the future availability of public school facilities to serve new development consistent with level of service standards ("Level of Service" and "Level of Service Standards") consistent with the terms of the current Interlocal Agreement between the School District and the local governments of St. Johns County, and the public school facilities and capital improvement elements of the respective comprehensive plans (individually, "Element"; plural, "Elements"); and

WHEREAS, at the time of this Agreement, adequate ☒ elementary, ☐ middle, and ☐ high school capacity is available to accommodate the 6.4 elementary, middle, and high school students the Development Proposal is anticipated to generate by the 102 proposed units.

WHEREAS, at the adopted Level of Service standards, (1) adequate school capacity is not available for the elementary, 3.4 middle, and 4.4 high school students generated by the 102 proposed units at the Level of Service Standard within the concurrency services area or areas ("Concurrency Service Area"; "Concurrency Service Areas") in which the Development Proposal is located, to accommodate the anticipated number of public school students that the Development Proposal will generate; (2) the needed school capacity for the applicable Concurrency Service Area or Concurrency Service Areas within which the Development Proposal is located is also not available in any contiguous Concurrency Service Areas; and (3) available school capacity will not be in place or under actual construction within three (3) years after the approval of the Development Proposal; and

WHEREAS, authorizing these new residential dwelling units without the mitigation provided for in this Agreement would result in a failure of the Level of Service Standard for public school facilities in one or more applicable Concurrency Service Areas, or will exacerbate existing deficiencies in Level of Service; and

WHEREAS, the Parties agree that public school concurrency shall be satisfied by the Applicant's execution of this legally binding Agreement to provide mitigation proportionate to the demand for public

school facilities to be created by these new residential dwelling units ("Proportionate Share Mitigation"); and

WHEREAS, the Parties further agree that the appropriate Proportionate Share Mitigation option necessary to satisfy public school concurrency is payment of Proportionate Share Mitigation in the amount of \$ 99,584 for the Development Proposal, or \$ 976 per dwelling unit, as more specifically depicted or described herein.

NOW, THEREFORE, in consideration of the foregoing described Proportionate Share Mitigation, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, hereby agree as follows:

1. **INCORPORATION OF RECITALS.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference as if fully set forth herein.
2. **PARTIES.** The City, the School District and the Applicant shall be collectively referred to as the "Parties."
3. **LEGALLY BINDING COMMITMENT.** The Parties agree that this Agreement constitutes a legally binding commitment by the Applicant to provide Proportionate Share Mitigation for the new residential dwelling units sought to be approved by City in the Development Proposal for the Property.
4. **PROPORTIONATE SHARE MITIGATION.** The Parties agree that the payment of Proportionate Share Mitigation in the total amount of \$ 99,584 for the Development Proposal, or \$ 976 per dwelling unit is an appropriate Proportionate Share Mitigation option necessary to maintain the Level of Service Standard for school capacity in the affected Concurrency Service Area or Concurrency Service Areas. Upon the final execution of this Agreement, the School District shall issue a revised School Concurrency Determination showing adequate mitigation. The duration and effect of this School Concurrency Determination shall be in accordance with the Interlocal Agreement and the Public School Facilities Element. However, in no event shall this School Concurrency Determination, or any capacity reservation based on this Determination, continue to be effective if the Applicant fails to perform its obligations under this Agreement. Conversely, once the Applicant has completely performed its obligations under this Agreement, the Applicant shall be entitled to rely on the School Concurrency Determination and capacity reservation to the extent of the capacity provided by the Proportionate Share Mitigation and once the Applicant has completely performed its obligations under this Agreement, such right of reliance shall survive the expiration of this Agreement.
5. **TIMING.** The Parties agree that the Proportionate Share Mitigation shall occur at the time of, and be a condition for the issue by City of, final construction plan approval. This payment shall be made directly to the School District.
6. **IMPACT FEE CREDIT.** As consideration for the Applicant's Proportionate Share Mitigation specified herein, the Parties agree that the City shall provide a credit of \$ 99,584 for the Development Proposal, or \$ 976 per dwelling unit, toward any school impact fee or exaction imposed by ordinance of the City for the same need. Should the school impact fee or exaction be greater than the above described credit, the Applicant shall pay the difference at the time school impact fees are due. The Applicant shall provide a school impact fee voucher substantially in the form of "Exhibit C" to the City of St. Augustine, at the time of impact fee payment. Should the school impact fee or exaction be less, the Applicant shall not be entitled to the use of any excess credits. Should school impact fees be pre-paid in order to extend the Final Certificate of Concurrency, any remaining balance due on the Proportionate Share Mitigation shall be paid at the time of final subdivision approval. Provided, however nothing in this Agreement shall be deemed to require the City to continue to levy or collect School Impact Fees, or, if levied, to levy them for any certain amount.
7. **SCHOOL CAPACITY IMPROVEMENT.** The School District agrees to apply the Proportionate Share Mitigation contributed by the Applicant toward a school capacity improvement which will

be added to the planned capital improvements in the Five Year District Facilities Work Plan at the time of its next annual update, and which satisfies the demands created by the Development Proposal in accordance with this Agreement.

8. **NO GUARANTEE OF LAND USE/ZONING.** Nothing in this Agreement shall require the CITY to approve any Land Use Amendment or Rezoning application associated with the property described herein.
9. **EFFECTIVE DATE.** This Agreement shall become effective on the date it is recorded in the Public Records of St. Johns, Florida (the "Effective Date"). If this Agreement is not executed by the Applicant and delivered to the City within thirty (30) days after the latter of City or School District approval of this Agreement, this Agreement shall become void.
10. **TERM.** This Agreement shall expire upon the Parties' completion of their performance of all obligations herein.
11. **STATUTORY COMPLIANCE.** The Parties agree that this Agreement satisfies the requirements for a binding Proportionate Share Mitigation Agreement in Section 163.3180(6)(h), Florida Statutes.
12. **NOTICES.** Whenever any of the Parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified. The place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this Agreement, the Parties designate the following as the respective places for giving notice:

FOR CITY:

David Birchim
Planning & Building
75 King Street
St. Augustine, FL 32085

FOR SCHOOL DISTRICT:

Nicole Cubbedge
Planning & Government Relations
St. Johns County School District
40 Orange Street
St. Augustine, FL 32084

FOR APPLICANT:

John Gislason: D.R. Horton, Inc. - Jacksonville
4220 Race Track Road
Saint Johns, FL 32259

13. **RELEASE.** Upon the performance of all obligations of all parties hereto, the School District shall release the Applicant from this Agreement, and the Applicant shall release the School District and the City from any and all future claims, costs or liabilities arising out of the provision of Proportionate Share Mitigation in accordance with this Agreement. These releases shall be recorded at the Applicant's expense in the Official Records of St. Johns County, Florida, evidencing such performance.
14. **DEFAULT.** If any party to this Agreement materially defaults under the terms hereof, then the City shall give the defaulting party thirty (30) days notice and a right to cure such breach. Should the Applicant of the property described herein fail to timely cure a default in meeting their obligations set forth herein, their Concurrence certificate, issued based upon payment and/or performance hereunder, shall be voided and that Applicant and the property described herein shall lose their right to concurrence under this Agreement and their right to School Impact Fee credits under this Agreement. Further, in the case of such default, any development upon that property dependent upon such certificate will be stopped, until and unless

the agreement is reinstated or the default is cured or capacity becomes available and is granted through an appropriate application. Should City or School District fail to timely cure a default in meeting their obligations set forth herein, Applicant may seek any and all remedies available to it in law or equity.

15. **VENUE; CHOICE OF LAW.** Any controversies or legal issues arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be submitted to the jurisdiction of the Circuit Court of St. Johns County, Florida, the venue situs, and shall be governed by the laws of the State of Florida.
16. **CAPTIONS and PARAGRAPH HEADINGS.** Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.
17. **NO WAIVER.** No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver.
18. **EXHIBITS.** All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference.
19. **FURTHER ASSURANCES.** The Parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
20. **AMENDMENTS.** No modification, amendment, or alteration in the terms or conditions contained herein shall be effective, unless contained in a written document prepared with the same or similar formality as this Agreement and executed by all the Parties to this Agreement.
21. **ASSIGNMENT.** This Agreement runs with the land. The Applicant may assign its rights, obligations and responsibilities under this Agreement to a third party purchaser of all or any part of fee simple title to the Property. Any such assignment shall be in writing and shall require the prior acknowledgement of all of the Parties. At the election of the School District, such acknowledgement may be conditioned upon the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.
22. **NO THIRD PARTY BENEFICIARIES.** This Agreement is made for the sole benefit and protection of the parties, their successors and assigns, and no other persons shall have any right of action hereunder.
23. **COUNTERPARTS.** This Agreement may be executed in three (3) counterparts, each of which may be deemed to be an original.
24. **RECORDING OF THIS AGREEMENT.** The Applicant shall record this Agreement, at its expense, within fourteen (14) days after full execution, in the St. Johns County Public Records. Time is of the essence in the recording, and failure to timely record shall render this Agreement void.
25. **MERGER CLAUSE.** This Agreement sets forth the entire agreement among the Parties, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.
26. **SEVERABILITY.** If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of this Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates above each signature:

CITY OF ST. AUGUSTINE, through its BOARD OF COMMISSIONERS, signing by and through its Chair, authorized to execute same by COMMISSION action on this _____ day of _____, 202__.

The SCHOOL DISTRICT OF ST. JOHNS COUNTY, signing by and through its Chair, authorized to execute same by District action on this _____ day of _____, 202__.

The APPLICANT signing by Philip A. Fremento; D.R. Horton, Inc. - Jacksonville its
Vice President _____ duly authorized to execute same, on this 26 _____ day of
June _____, 2020.

WITNESS WHEREOF, the Parties have made and executed this Agreement on the respective dates above each signature:

CITY OF ST. AUGUSTINE, through its BOARD OF COMMISSIONERS, signing by and through its Chair, authorized to execute same by COMMISSION action on this _____ day of _____, 202__.

The SCHOOL DISTRICT OF ST. JOHNS COUNTY, signing by and through its Chair, authorized to execute same by District action on this 14th day of July, 2020.

The APPLICANT signing by _____ its
_____ duly authorized to execute same, on this _____ day of
_____, 202__.

CITY

Signed, witnessed, executed and acknowledged on this _____ day of _____, 202__.

WITNESSES:

CITY OF ST. AUGUSTINE

By: _____, Chair

(Please Print)

ATTEST:

By: _____, City Clerk

(Please Print)

By: _____, City Manager

(Please Print)

SCHOOL DISTRICT

Signed, witnessed, executed and acknowledged on this 14th day of July, 2020.

WITNESSES:

SCHOOL DISTRICT OF ST. JOHNS COUNTY, FLORIDA

[Signature]
[Signature]

By: *[Signature]*, Chair

Beverly Slough

(Please Print)

ATTEST:

By: *[Signature]*, Superintendent of Schools
Tim Forson

(Please Print)

APPLICANT

Signed, witnessed, executed and acknowledged on this 26 day of June, 2020.

WITNESSES:

APPLICANT

[Signature]
[Signature]

By:

[Signature]

Philip A. Fremento

(Please Print)

Vice President

Title

STATE OF FLORIDA }

COUNTY OF ST JOHNS }

The foregoing instrument was acknowledged before me this 26 day of June, 2020, by Philip A. Fremento



DEBORAH E. MCCLURE
MY COMMISSION # GG 009887
EXPIRES: July 10, 2020
Bonded Thru Budget Notary Services

[Signature]

Print Name Deborah E. McClure

Notary Public

State of Florida at Large

My Commission Expires: 7/10/2020

Personally Known X

or Produced ID N/A

[check one of the above]

Type of Identification Produced

N/A

Exhibit "A"



LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 3270, PAGE 799

LOT 2, BLOCK 1, UNIT #2, OAK GROVE SUBDIVISION

A TRACT OF LAND LYING AND BEING A PART OF SECTION 52, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD WITH THE NORTH LINE OF USINA KUHN SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 35 OF THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 79 DEGREES 20 MINUTES 00 SECONDS WEST, AND ALONG SAID NORTH LINE OF SECTION 53, 139.54 FEET; THENCE SOUTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, 237.12 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF A 60 FOOT ROAD; THENCE CONTINUE SOUTH 88 DEGREES 44 MINUTES 00 SECONDS WEST, 76.96 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID 60 FOOT ROAD; THENCE NORTH 40 DEGREES 02 MINUTES 10 SECONDS WEST, AND ALONG SAID WESTERLY RIGHT OF WAY LINE 882.61 FEET TO A POINT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 819.02 FEET; THENCE CONTINUE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 13 MINUTES 00 SECONDS AND AN ARC DISTANCE OF 203.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 25 DEGREES 49 MINUTES 10 SECONDS WEST AND ALONG SAID WESTERLY RIGHT OF WAY LINE 822.04 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 955.37 FEET; THENCE CONTINUE ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 34 MINUTES 30 SECONDS AND AN ARC DISTANCE OF 126.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 18 DEGREES 14 MINUTES 40 SECONDS WEST, AND ALONG SAID WESTERLY RIGHT OF WAY LINE 1133.84 FEET TO THE POINT OF A CURVE TO THE LEFT; THENCE NORTH 71 DEGREES 45 MINUTES 20 SECONDS EAST, 60 FEET TO THE POINT OF A CURVE ON THE EAST RIGHT OF WAY LINE OF SAID ROAD, SAID CURVE HAVING A RADIUS OF 776.78 FEET; THENCE CONTINUE NORTHWESTERLY ALONG AND AROUND SAID CURVE THROUGH A CENTRAL ANGLE OF 7 DEGREES 58 MINUTES 00 SECONDS AND AN ARC DISTANCE OF 108.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26 DEGREES 12 MINUTES 40 SECONDS WEST, AND ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID 60 FOOT ROAD TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 26 DEGREES 12 MINUTES 40 SECONDS WEST, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, 155.0 FEET; THENCE NORTH 63 DEGREES 47 MINUTES 20 SECONDS EAST, 287.68 FEET; THENCE SOUTH 20 DEGREES 43 MINUTES 40 SECONDS EAST, 155.71 FEET; THENCE SOUTH 63 DEGREES 47 MINUTES 20 SECONDS WEST, 272.80 FEET TO THE POINT OF BEGINNING AND TO CLOSE.

Exhibit "B"

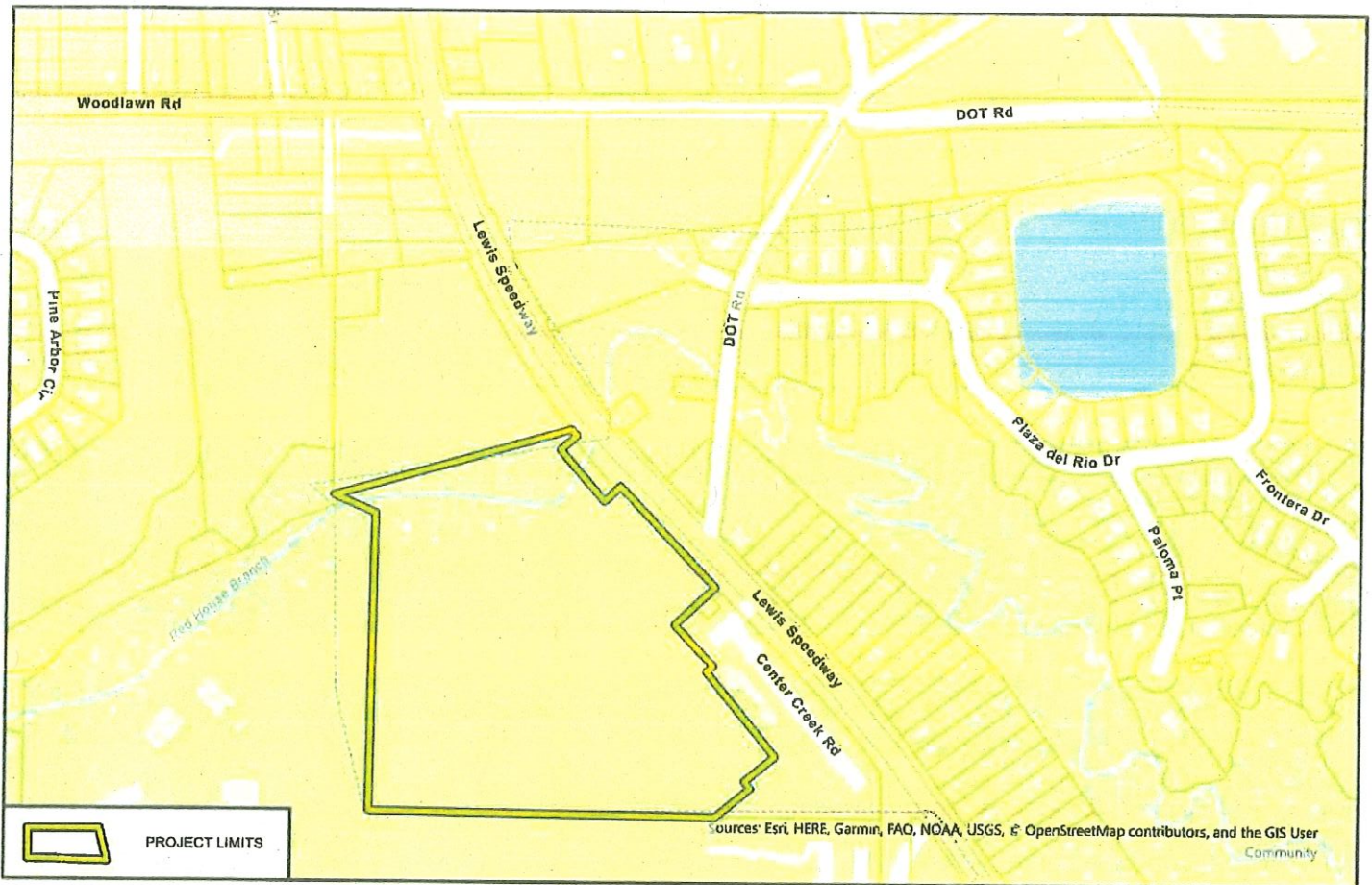


Image Source: ESRI 2020
Date: 05-22-2020
Project Number: 19-055

US Feet
0 205 410



LOCATION MAP WHISPERING CREEK ST. JOHNS COUNTY, FLORIDA

 **GULFSTREAM**
DESIGN GROUP, LLC
Gulfstream Design Group, LLC
906 Anastasia Blvd, Suite A
St Augustine, FL 32080
904.794.4231

Voucher #

Impact Fee Voucher

(Name of Development)

RE: SCD 202 -

1. Name and address of Developer/Grantor: _____
2. Name and address of Grantee: _____
3. Legal description of subject property: _____
4. Subdivision or Master Development Plan name: _____

The undersigned Developer/Grantor confirms that it has received from _____ on _____, 20__ funds sufficient for the following impact fees required under the applicable St. Johns County Impact Fee Ordinance, as amended, as indicated below. Developer/Grantor gives notice to St. Johns County, Florida that the following sums should be deducted from the applicable Impact Fee Credit account of the Developer/Grantor.

____ Schools

Ordinance #87-57 in the amount of \$ _____

By: _____
Print: _____
Its: _____

CITY OF ST. AUGUSTINE

MEMORANDUM

TO: Mayor and City Commissioners

DATE: July 15, 2020

RE: **QUARTERLY REPORT: 3RD QUARTER FY 2019-2020**

Please find enclosed the following documents reflecting the fiscal year 2019-2020 3rd quarter in review for the City Attorney's office:

- ❖ **WORK LOG DRAFTING & REVIEW CHART (212 ITEMS)**
 - ❖ **PUBLIC MEETINGS ATTENDANCE CHART (46.5 HOURS)**
 - ❖ **CITY ORDINANCE VIOLATION DISPOSITION CHART (19 CASES)**
 - ❖ **STAFF & NEW BOARD MEMBER TRAINING CHART (1 HOUR)**
 - ❖ **ORDINANCE & RESOLUTION CHART (17 ITEMS)**
-

This quarterly report mirrors the same categories as our annual report. As always, should you wish to meet with me individually to discuss any of this information, or the specifics of a particular matter, please do not hesitate to let me know.

Matters of ongoing civil litigation with retained outside counsel appropriated from General Fund Reserves, invoiced monthly and approved on consent agenda are:

- 1) Seavin, Inc. v. City (*Real estate transactional dispute involving City*)
Summary Judgment entered in favor of the City on April 20th and Plaintiff agreed to not seek an appeal.
- 2) Marlowe v. City (*Docks and the City's submerged lands and riparian ownership*)
- 3) Doan Trust v. City (*Unitrust income beneficiaries dispute involving City*)

Matters of ongoing litigation being handled in house are:

- 1) City v. Keegan (*Code Enforcement Lien Foreclosure*)
- 2) City v. Les Bons Temps Rouler, LLC (*Code Enforcement Lien Foreclosure*)
- 3) City v. Vino del Grotto (*Eviction and Bankruptcy*)
- 4) Big River Breweries d/b/a A1A Aleworks (*Bankruptcy*)
- 5) Nager v. City (*Injunction Against Face Coverings*)
- 6) Pacetti v. City (*Injunction Against Removal of Confederate Monument*)
- 7) Edgerton v. City (*Injunction Against Removal of Confederate Monument*)

Of note, we have received a multi-party claim of exactions regarding the City's vacation rental ordinances and the matter is being handled by our insurance defense team through the Florida League of Cities.

Pending code review updates our office is continuing to work on are:

- 1) Implementation of Event Policy in Public Spaces: This is a continuation of the adopted event policy, including a review of terms of use for special events, and legal updates to clarify and conform to existing law, including terms of use for public spaces. Ordinance 2020-02 is currently pending a second reading before the Commission. (*Multiple Chapters*).

Consistent with City Commission consensus at its August 12, 2019 meeting, this quarterly report is placed on the consent agenda for the July 27, 2020 City Commission meeting. The attached charts are included for the Commission's information and I am available for a presentation if the Commission pulls the item from the consent agenda.

Sincerely,



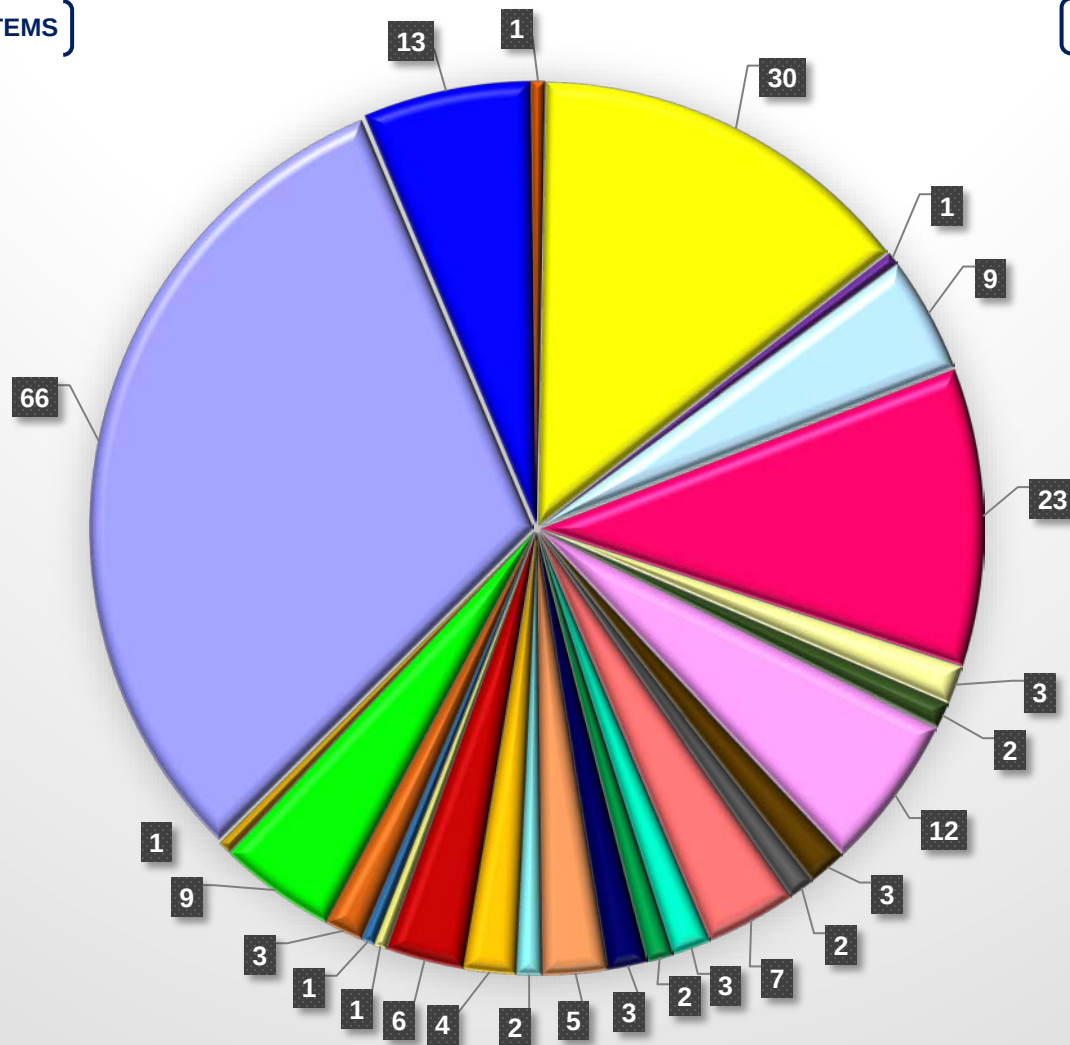
Isabelle C. Lopez
City Attorney

Attachments

WORK LOG DRAFTING & REVIEW: 3RD QUARTER FY 2019-2020

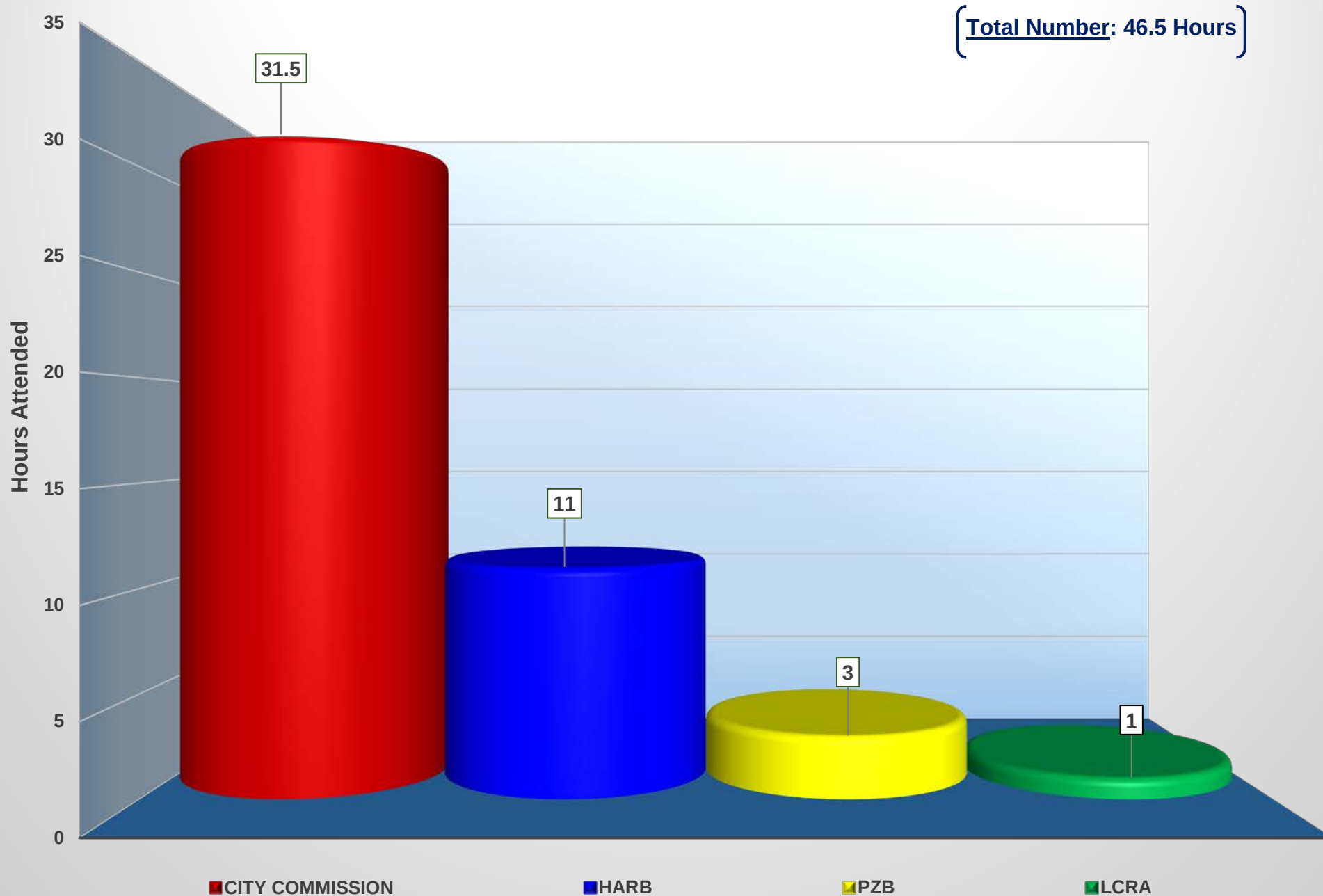
(BY NUMBER OF ITEMS)

(TOTAL: 212 ITEMS)



Agreement - 30	Application - 1	Bill of Sale - 9	Contract - 23	Correspondence - 3
Deed - 2	Easement - 12	Form - 3	Interlocal Agreement - 2	Lease Agreement - 7
License - 3	Lien Release - 2	Maintenance Bond - 3	Memorandum - 5	Order - 2
Ordinance - 4	Performance Bond - 6	Personal Guaranty - 1	Petition - 1	Plat - 3
Pleading - 9	Report - 1	Research - 66	Resolution - 13	Waiver - 1

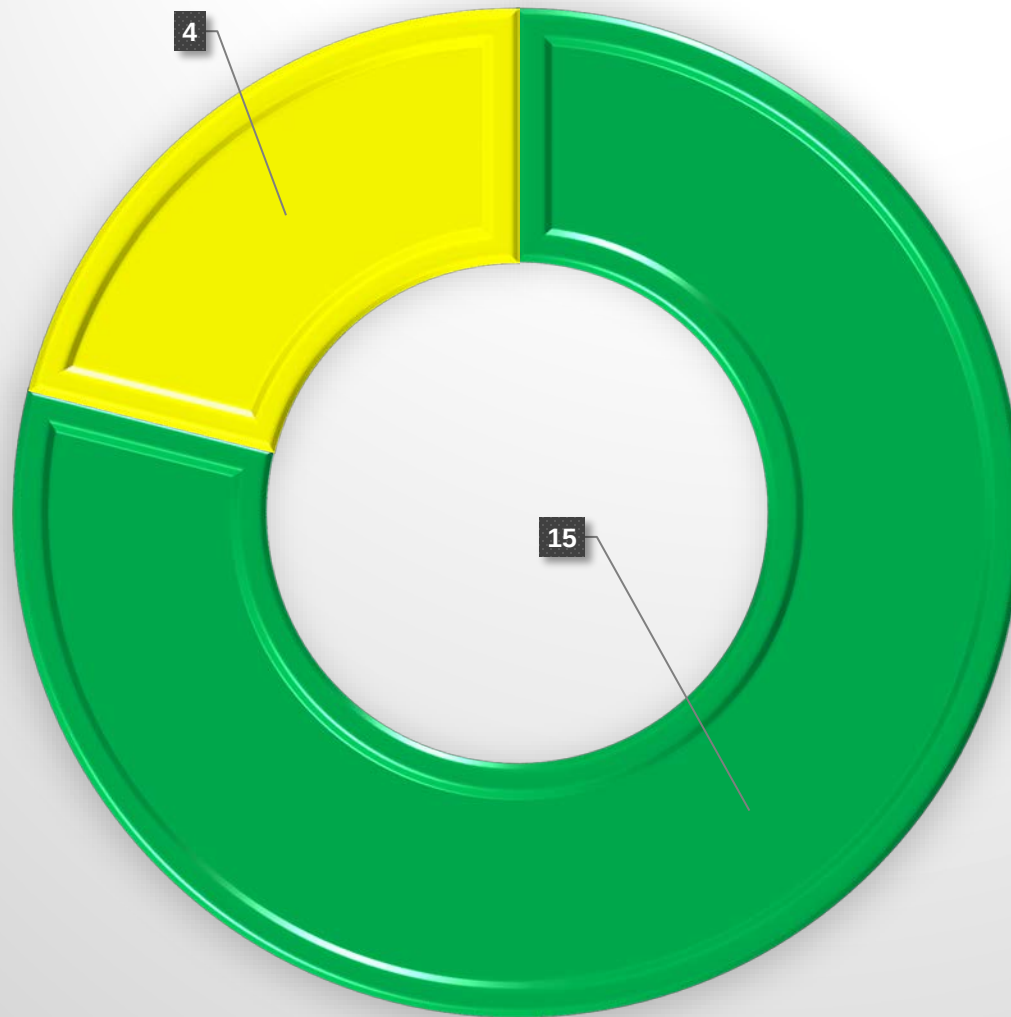
PUBLIC MEETING ATTENDANCE: 3RD QUARTER FY 2019-2020



CITY ORDINANCE VIOLATIONS: 3RD QUARTER FY 2019-2020

(BY NUMBER OF CASES)

(TOTAL: 19 CASES)



■ Adjudicated Guilty - 15

■ Nolle Prossed - 4

STAFF & NEW BOARD MEMBER TRAINING: 3RD QUARTER FY 2019-2020

(BY NUMBER OF HOURS)

(TOTAL: 1 HOUR)



ORDINANCES & RESOLUTIONS – 3RD QUARTER FY 2019-2020

(TOTAL: 17 ITEMS)

ORDINANCES

- 2020-18:** 415 S. Ponce de Leon FLUM Amendment
- 2020-19:** River's Edge PUD to CM-2 Rezoning
- 2020-21:** Amending CRC Membership Requirements
- 2020-22:** Amend Scrivener's Error in Noise Ordinance

RESOLUTIONS

- 2020-12:** FDOT Agreement - San Marco/US1/A1A/E. San Carlos
- 2020-13:** Emergency Meeting Procedures
- 2020-14:** Special Events Amendment
- 2020-16:** Amended Emergency CMT Procedures
- 2020-17:** Local Mitigation Strategy
- 2020-18:** Traffic Signal and Maintenance Compensation - FDOT
- 2020-20:** Authorizing Lower Boards to Meet in Person
- 2020-21:** Phase 2 Health and Safety Protocols
- 2020-22:** Face Coverings Mandate
- 2020-23:** Amendment to Resolution 2020-13
- 2020-24:** Tentative Millage Rate
- 2020-25:** 2nd Amendment to Resolution 2020-13
- 2020-26:** City Display of Flags

