
CITY OF ST. AUGUSTINE

COMPREHENSIVE PLAN

Goals, Objectives and Policies

Adopted July 12, 1999

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Planning and Building Department**

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Future Land Use Element

FLU Goal

9J-5.006(3)(a)

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

FLU Objective 1

9J-5.006(3)(b)1

The future land use map and subsequent amendments to it shall be adopted and implemented in a manner consistent with topography, soil conditions, and the availability of facilities and services to support such development. This is implemented by FLU Policies 1.1, 1.7, 1.8, 3.2, 6.1, 11.1, 11.3 and A. The measurable targets for this objective are: (1) the number of development proposals reviewed for compliance with the Future Land Use Plan as implemented by the city's development regulations contained in the City Code; and (2) approval of large scale comprehensive plan amendments by DCA, and adoption of small scale comprehensive plan amendments by the City according to the requirements contained in the Rules and Florida Statutes, and consistent with the adopted Comprehensive Plan.

FLU Objective 2

9J-5.006(3)(b)2

Encourage the redevelopment and renewal of blighted areas. This objective is implemented by FLU Policies 2.2, 2.3 and 2.4. The measurable targets for this objective are: (1) the number of category 1, 2, 3 and 4 buildings citywide as measured by the land use and building condition survey; and (2) the occupancy status of the commercial buildings along King Street, West King Street, San Marco Avenue, Anastasia Boulevard and Ponce de Leon Boulevard.

FLU Objective 3

9J-5.006(3)(b)3

Reduce uses which are inconsistent with the future land use plan. This objective is implemented by FLU Policy 1.4. The measurable target for this objective is the number of nonconforming uses citywide as measured by the land use and building condition survey.

FLU Objective 8

9J-5.006(3)(b)10

Encourage the use of innovative land development regulations which may include provisions for planned unit developments and other mixed land use development techniques. This objective is implemented by FLU Policies 1.8, 3.2 and 8.1. The measurable target for this objective is the continued presence of innovative land development regulations in the City Code.

FLU Objective 9

9J-5.006(3)(b)4

The City shall ensure the protection of natural resources as indicated in detail in the Goals, Objectives and Policies section of the Conservation and Coastal Management Element. This objective, which briefly summarizes those programs is implemented by FLU Policy 1.1. The measurable target for this objective is the number of development proposals for development in a conservation overlay zone reviewed as required by the City's development regulations.

FLU Objective 10

9J-5.006(3)(b)5

The City shall ensure that coastal area population densities are coordinated with the St. Johns County and the Northeast Regional Planning Council's Hurricane Evacuation Plans. This objective is implemented by FLU Policy 10.1. The measurable target for this objective is land use classifications in the coastal high hazard areas established by the Northeast Florida Regional Hurricane Evacuation Study.

FLU Objective 11

9J-5.006(3)(b)8

The City will act to discourage the proliferation of urban sprawl. This objective is implemented by FLU Policies 1.1, 1.2, 1.8, 3.2, 7.2, 7.3, 8.1, 11.1, 11.2, 11.3, and CI Policies 4.1 and 4.2. The measurable targets for this objective are: (1) review of proposed annexations according to the requirements of Chapter 171 Florida Statutes; (2) approval of large scale land use plan amendments by the Department of Community Affairs; (3) approval of small scale land use plan amendments as required by Rule 9J-5 and Chapter 163 Florida Statutes; and (4) the continued enforcement of City development regulations which implement this objective.

FLU Objective 12

9J-5.006(3)(b)9

Continue to monitor the needs of the public utility systems and provide land for utilities facilities as necessary. This objective is implemented by FLU Policies 1.6, 7.2 and 12.1. The measurable target for this objective is that the public utility system has the property required for needed facilities identified in the plan.

FLU Policy 1.1

9J-5.006(3)(c)1, 3 and 4
CCM Policy 1

The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities - potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. The City Code shall be on display for the public in the City Clerk's office. This policy implements FLU Objectives 1, 9 and 11.

FLU Policy 1.2

optional

Encourage, through a graduated fee schedule for water and wastewater connections, new development or redevelopment in areas where adequate transportation and public utilities exist or are already planned. By developing in areas where utilities are existing, developers are not required to pay line extension costs for utilities. This policy implements FLU Objective 11.

FLU Policy 1.4

9J-5.012(3)(c)6

Identify existing nonconforming land uses in all areas of the city, including the coastal high hazard area and coastal planning area, during the land use and building condition survey conducted every five years. Continue to enforce the existing provisions of the City Code related to discouraging and phasing out existing nonconforming uses. This policy implements FLU Objective 3.

FLU Policy 1.6

9J-5.006(3)(c)6
CCM Policy 22
PW Policy 14

The City will maintain the existing 1,500 feet protective easements around the potable water well fields. This policy implements FLU Objective 12.

FLU Policy 1.7

optional

This Plan incorporates two (2) planning periods (2005 and 2010), of which policies, unless otherwise specified, shall apply through the year 2010. The Five-Year Schedule of Capital Improvements, adopted as part of the annual capital budget process shall initially apply through the year 2005, and be annually extended thereafter. The following maps are adopted as part of the Future Land Use Map series in the element indicated, and shall be applicable through the year 2010 and available for public view in the Planning and Building Division:

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

This policy implements FLU Objective 1 and CCM Objective 3.4.

Policy 1.8

9J-5.006(3)(c)7

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

Residential Low Density

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

Maximum of 8 single family dwellings per acre.

Residential Low Density Mixed Use

This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible with and complementary to low density residential uses, so as to create and maintain a mixed low density residential character.

Residential Uses

Maximum of 8 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 10,890 square feet for the first two units and 5,400 square feet of lot area for each additional unit).

Non-residential Uses

A maximum of fifty percent (50%) of the Residential Low Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations

to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns.

Maximum height restriction of 50 feet; maximum lot coverage of 50%.

Residential Medium Density

This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character.

Residential Uses

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250 square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit).

Non-residential Uses

A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns.

Minimum lot area of 5,450 square feet; maximum height restriction of 35 feet; maximum lot coverage of 35%.

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

Residential Uses

See Residential Medium Density

Other Uses

A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), low intensity commercial, institutional (including schools), recreational and

open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns. Low intensity industrial uses shall not be permitted near schools.

Maximum lot coverage of 50%; maximum height restriction of 50 feet.

Historic Preservation

This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district. This district is also intended to provide a mix of residential uses and compatible nonresidential uses that will encourage the restoration and reproduction of historic structures and maintain the historic and low intensive ambiance of the neighborhood, and pedestrian scale of the neighborhood.

For All Uses

Minimum lot area of 1,750 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.

Commercial Low Intensity

This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. but low traffic generating commercial uses are encouraged. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged.

Residential Uses

Single family Residential

Eight single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use.

Multiple family Residential

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250 square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit).

Other uses

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

Commercial Medium Intensity

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

Residential Uses

Single family Residential

Eight single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use.

Multiple family Residential

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single family dwelling units and for multiple family dwelling units, 7,250 square feet of lot area for the first two units and 1,750 square feet of lot area for each additional unit).

Other uses

Minimum lot area must equal 15,000 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.

Industrial

Non-residential uses

This district is intended to allow light manufacturing and related service, storage and commercial uses.

Maximum lot coverage of 80%; maximum height restriction of 35 feet.

Marine Industrial

Non-residential uses

This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and

business activities to facilitate the continuation of the historic marina industry within the City.

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

Open Land (Very Low Density Residential)

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

Single Family dwelling including mobile home

Two dwelling units per acre; maximum lot coverage of 10%; maximum height restriction of 35 feet.

Other Uses

Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and uses.

Maximum lot coverage of 20%; maximum height restriction of 35 feet.

Recreation/Open Space

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

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

Public/Semi-Public

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public.

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

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

This policy implements FLU Objectives 1, 8, and 11; and CCM Objective 3.4.

FLU Policy 1.10

optional

The City shall maintain a building inspector on staff to inspect all construction associated with development orders issued to ensure compliance with the provisions of the development order. This policy implements FLU Objective 1.

FLU Policy 2.2

optional

H Policy 1.2

Continue to implement a land use and building condition survey every five years. Data compilation and analysis will be completed within one (1) year of the completion of the surveys. This policy implements FLU Objective 2.

FLU Policy 2.3

optional

The City shall develop a master plan and redevelopment study by 1994, targeted at areas determined to be blighted during the land use and building condition surveys. Recommendations from the study and master plan shall be implemented by 1995. This policy implements FLU Objective 2.

FLU Policy 2.4

optional

H Policy 2.2

Maintain a Code Enforcement Officer on staff to investigate violations of the City Code. This policy implements FLU Objective 2.

FLU Policy 3.2

9J-5.006(3)(c)2 and 5

In order to eliminate reliance on transportation facilities, maintain the mixed use zoning districts associated with the Open Land, Residential Low Density/Mixed Use, Residential Medium Density, Residential Medium Density/Mixed Use, Commercial Low Intensity and Commercial Medium Intensity land use classifications where the intent is to create mixes of uses. Continue to allow commercial uses within each sector to serve the residential districts within each sector. Close proximity of commercial service areas encourages pedestrian activity, and also serves the needs of special groups that do not readily have access to transportation facilities. This policy implements FLU Objectives 1, 8 and 11.

FLU Policy 6.1

optional

The City shall adhere to the review process as contained in Chapters 163 and 166 Florida Statutes for land use plan amendments, rezonings and revisions to City development regulations. This policy implements FLU Objective 1.

FLU Policy 7.2

optional

Public facilities and utilities shall be located to maximize the efficiency of services provided, minimize their cost, and minimize their impacts on the natural environment by locating public facilities on land having the appropriate land use classification for the proposed use. This policy implements FLU Objectives 11 and 12.

FLU Policy 7.3

optional

Future extension of City roads shall promote compact and contiguous patterns of development. This policy implements FLU Objective 11.

FLU Policy 8.1

optional

H Policy 3.6

The City will continue to make provision for innovative techniques such as Planned Unit Developments (PUD), zero lot line development and cluster housing through the rezoning process established in the City Code, and by allowing condominium types of ownership for both residential and commercial development. This policy implements FLU Objectives 8 and 11.

FLU Policy 10.1

9J-5.012(3)(c)3 and 7

CCM Policy 44

The City shall use the following land use classifications in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map Series for future land use map amendments and annexations: Residential Low Density, Residential Low Density/Mixed Use, Public/Semi-public, Recreation/Open Space and Open Land. This policy implements FLU Objective 10.

FLU Policy 11.1

9J-5.006(3)(c)3

SS Policy 6

PW Policy 4

Maintain the adopted level of service standards for the service districts for sanitary sewer and potable water services. This policy implements FLU Objectives 1 and 11.

FLU Policy 11.2

9J-5.006(3)(c)1

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

FLU Policy 11.3

9J-5.006(3)(c)3

CCM Policy 24

SS Policy 1

The City will continue to enforce the City Code which requires developers to connect to the city's sanitary sewer system if. The City shall pursue the elimination of all septic tanks within the City and the City's sewer service area by the year 2010. This policy implements FLU Objectives 1 and 11.

FLU Policy 12.1

optional

The City shall maintain those lands presently allocated for public facilities or utilities with a Public/semi-public land use classification. This policy implements FLU Objective 12.

Traffic Circulation Element

TC Goal

9J-5.007(3)(a)

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, conserves energy, and protects the City's natural, cultural, and historical resources.

TC Objective 1.1

9J-5.007(3)(b)1

The City shall provide a safe, convenient and efficient motorized and non-motorized transportation system. This objective is implemented by TC Policies 1.1.1, 1.1.2, 1.1.5, 1.1.6, 1.1.11, 1.3.1, 3.1.1, 3.1.3 and F. The measurable targets for this objective are: (1) 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.

TC Objective 1.2

9J-5.007(3)(b)4

Protect existing and future rights-of-way from building encroachment. This objective is implemented by TC Policies 1.2.1 and A. The measurable target for this objective is the continued enforcement of the subdivision regulations, right-of-way permitting regulations and development regulations.

TC Objective 1.4

9J-5.007(3)(b)2

The traffic circulation 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. This objective is implemented by TC Policies 2.1.2, 3.1.1, 4.3.5, C, D and E. The measurable target for this objective is that development shall only be permitted as intended by the Future Land Use Plan and that adopted levels of service for such development shall be maintained.

TC Objective 4.1

9J-5.007(3)(b)3

Coordinate the City's traffic circulation plan with the plans and programs of the Florida Department of Transportation and St. Johns County. This objective is implemented by TC 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.

TC Policy 1.1.1

9J-5.007(3)(c)1

CI Policy 3.1

The City adopts the following level of service standards for traffic circulation.

Facility	Average Daily Traffic	Peak Hour
Local roadway	D	D
Collector	D	
Minor Arterial	E	
Principal Arterial	C	D
Limited Access Facility	D	D

The minimum acceptable level of service on any State road operating in a backlogged condition on October 1, 1991, shall be 10% below the traffic volume existing at that time. The minimum acceptable level of service on any constrained roads shall be 11.5% below the volume existing on October 1, 1991. The minimum acceptable level of service on constrained roads within historical corridors shall be 15.5% below the volume existing on October 1, 1991. The minimum acceptable level of service on all county and City roads is level of service D peak hour. This policy implements TC Objective 1.1.

TC Policy 1.1.2

9J-5.007(3)(c)1

The City shall continue to conduct annual traffic counts. These counts will focus first on backlogged and 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 1988 Florida Highway System Plan Levels of Service Guidelines Manual. This policy implements TC Objective 1.1.

TC Policy 1.1.5

optional

The City will, as a part of its concurrency management system for roadways, precisely define geographic areas around roadway segments that may be designated as deferral areas in the event the segments operate below the established level of service. Development orders will be deferred for only those developments located within the deferral areas. At a minimum, all development utilizing the roadway segment for direct site access and all development having more than a *de minimis* impact on the roadway segment will be included within the limits of the deferral area. The following criteria will be considered when establishing deferral area boundaries: spacing of parallel facilities, limits on access within the deferral area, trip distribution characteristics of development within the area, and type and intensity of land uses within the deferral area. This policy implements TC Objective 1.1.

TC Policy 1.1.6

optional

Continue to implement provisions of the Downtown Area Traffic Master Plan related to traffic circulation (one-way and two-way streets), satellite parking areas, public transportation, and on-street parking. This policy implements TC Objective 1.1.

TC Policy 1.1.11

optional

Continue to maintain programs to license trams and other forms of paratransit. This policy implements TC Objective 1.1.

TC Policy 1.2.1

9J-5.007(3)(c)2 and 4

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. This policy implements TC Objective 1.2.

TC Policy 1.3.1

optional

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. This policy implements TC Objective 1.1.

TC Policy 2.1.2

9J-5.007(3)(c)3

FLU Policy 1.1

The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to: Chapter 28 (zoning and on-site parking); Chapter 11 (environmental protection and conservation overlay zones); Chapter 21 (concurrency management and on-site storm drainage); Chapter 3 (signs); Chapter 25 (landscaping); Chapter 23 (subdivisions); Chapter 8 (building code); Chapter 26 (utilities - potable water, sanitary sewer, solid waste and city storm sewer); Chapter 6 (archaeology); and Chapter 13 (flood control). All subdivisions shall be reviewed, platted and recorded as required by Chapter 23 of the City Code prior to a building permit being issued. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. The City Code shall be on display for the public in the City Clerk's office. This policy implements TC Objective 1.4.

TC Policy 3.1.1

9J-5.007(3)(c)5

The City shall continue to maintain or improve existing pedestrian facilities 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. This policy implements TC Objectives 1.1 and 1.4.

TC Policy 3.1.3

9J-5.007(3)(c)5

The City shall continue to consider the development of bicycle routes taking into consideration roadway widths, traffic volumes and accident rates, with the safety of the cyclists being the primary concern. This policy implements TC Objective 1.1.

TC Policy 4.1.1

optional

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 TC Objective 1.4.

TC Policy 4.2.1

optional

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 TC Objective 4.1.

TC Policy 4.3.5

optional

The City shall review the periodic updates to the FDOT Florida's Level of Service Standards and Guidelines Manual for Planning, and consider incorporating changes to the methodology into the element. This policy implements TC Objective 1.4.

TC Policy A

optional

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 minimum pavement widths established by TC Policy B. This policy implements TC Objective 1.2.

TC Policy B

optional

The following minimum pavement widths shall apply to all new public and private roadways.

One way, one traffic lane:
no on-street parking 12 feet
parking on one side 18 feet
parking on both sides 26 feet

One way, two traffic lanes:
no on-street parking 18 feet
parking on one side 26 feet
parking on both sides 34 feet

Two way, two traffic lanes:
no on-street parking 20 feet
parking on one side 28 feet
parking on both sides 36 feet

Two way, four traffic lanes:
no on-street parking 38 feet
parking on one side 48 feet
parking on both sides 56 feet

OR

Residential development:
marginal access 20 feet
minor street 20 feet
collector 24 feet

Commercial or Industrial development:
marginal access 20 feet
minor street 24 feet
collector 28 feet

This policy implements TC Objective 1.1.

TC Policy C

9J-5.006(3)(c)8
HP Policy 1.1

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 TC Objective 1.4.

TC Policy D

9J-5.006(3)(c)8
HP Policy 1.5

The City shall prohibit the use of roadways other than King Street, Avenida Menendez and the Bridge of Lions in the area of the City of St. Augustine National Register District as arterials in the State highway system. This policy implements TC Objective 1.4.

TC Policy E

optional
HP Policy B

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. This policy implements TC Objective 1.4.

TC Policy F

optional

The City establishes the following priorities for 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. This policy implements TC Objective 1.1.

Housing Element

H Goal

9J-5.010(3)(a)

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

H Objective 1

9J-5.010(3)(b)1

9J-5.010(3)(b)7

The City will ensure that an adequate and affordable supply of housing is provided for existing and future household populations. This objective will be implemented by H Policies 1.1, 1.2, 1.3, 1.8, 1.10, 2.1, 3.2, 3.3 and 3.7. The measurable target for this

objective is the percentage of households in the various income levels spending less than 30% of household income on housing costs. This target figure will be analyzed using data from the United States Census 2000.

H Objective 2

9J-5.010(3)(b)2

9J-5.010(3)(b)7

The City will take action to eliminate substandard housing conditions and improve the structural and aesthetic conditions of existing housing. This objective is implemented by H Policies 1.4, 1.7, 2.2, 2.5, 2.6, 3.7 and 5.1. The measurable target for this objective is the number of category 3 and 4 dwelling units citywide as measured by the land use and building condition survey conducted every five years.

H Objective 3

9J-5.010(3)(b)3, 4 and 7

The City will provide adequate sites for very low income, low income and moderate income housing, mobile homes, manufactured homes and group homes and foster care facilities licensed and funded by the State Department of Health and Rehabilitative Services (HRS) located in areas intended for such residential development by the Future Land Use Plan. This objective is implemented by H Policies 3.2, 3.3, 3.6, 3.7 and 3.8. The measurable target for this objective is continuing to implement the Future Land Use Plan which allows these uses as permitted in all of the City's planning sectors.

H Objective 6

9J-5.010(3)(b)6

The City does not foresee taking any actions that would displace people from their dwelling, since the building abatement program described in H Policy 5.1 only targets vacant residential structures. However, in the event that actions by the City do displace people from their dwelling, the City will provide necessary relocation housing. This objective is implemented by H Policy 6.1. The measurable target for this objective is the provision of replacement housing as required.

H Policy 1.1

optional

Collect and maintain housing, demographic, and socioeconomic data by planning sectors as established in the Future Land Use Element. This policy implements H Objective 1.

H Policy 1.2

9J-5.010(3)(c)3

FLU Policy 2.2

Continue to implement a land use and building condition survey every five years. The land use and building condition survey shall inventory both the existing use of the property and the condition of any structures located on the property, for all property in the City. These surveys are primarily windshield and walking surveys, and are supplemented with more detailed inspections as necessary. Data compilation and analysis will be completed within one (1) year of the completion of each survey.

The following categories shall be used for evaluating existing land uses: single family (detached single family dwelling or mobile home); multiple family (any structure containing more than one (1) dwelling unit); commercial; industrial; mixed use (any combination of the above); public buildings and grounds; recreation; vacant developable (uplands, in a platted subdivision); and vacant not developable (wetlands or marsh).

The following criteria shall be used to establish the condition of structures.

Condition 1 Structure meets all the requirements of the Standard Building Code. No structural defects; all building systems (central heat, complete plumbing, complete kitchen, electricity) in place and in good condition; the overall appearance of the structure is excellent.

Condition 2 Structure meets all the requirements of the Standard Building Code. Minor structural deterioration of foundation, walls, roof, ceilings or floors such that minor or cosmetic repairs or painting are necessary; all building systems (central heat, complete plumbing, complete kitchen, electricity) in place, but showing minor deterioration; the overall appearance of the structure is good.

Condition 3 Structure does not meet all the requirements of the Standard Building Code, but is considered habitable. Structural deterioration of foundation, walls, roof, ceilings or floors such that major repairs are needed; building systems (central heat, complete plumbing, complete kitchen, electricity) either missing or non-functional; the overall appearance of the structure is deteriorating.

Condition 4 Structure does not meet all the requirements of the Standard Building Code, and is considered uninhabitable. Severe structural deterioration of foundation, walls, roof, ceilings or floors; building systems (central heat, complete plumbing, complete kitchen, electricity) either missing or non-functional; the overall appearance of the structure is dilapidated. This policy implements H Objective 1.

H Policy 1.3

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

record of the number of housing units is available. This policy implements H Objective 1.

H Policy 1.4
9J-5.010(3)(c)8

Within two (2) years of the completion of each land use and building condition survey, conduct a survey of residents in areas where substandard housing conditions exist to determine the area's unique housing problems and redevelopment opportunities. Upon completion of the data compilation delineate potential rehabilitation areas and time frames for the elimination of substandard housing conditions within these areas.

Investigate the services of the First Coast Jobs and Education Regional Board and other job programs to consider declining neighborhoods as training sites in construction and related trades.

Investigate the relationship between social conditions, crime and blight and identify programs which may be utilized to reduce the impact on neighborhood deterioration.

Encourage the participation of law enforcement and neighborhood watch organizations in the promotion of programs encouraging safer neighborhoods.

This policy implements H Objective 1 and 2.

H Policy 1.7
9J-5.012(3)(c)11
HP Policy D

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. This policy implements H Objective 2.

H Policy 1.8
9J-5.010(3)(c)2

The City shall continue to educate the public on the permitting process and the various City ordinances and codes with the ongoing creation of brochures and pamphlets.

The City shall also continue to streamline the permitting process and improve coordination among the participants involved in housing production through the following actions:

1. Continue the existing plan review process which provides a single point of contact for a developer from the time a development application is submitted, through plan review, to the point when the development permit is issued.

Providing this single point of contact in the Planning and Building Division allows a developer to resolve all development related issues in one place in City Hall, thus saving time.

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

This policy implements H Objective 1.

H Policy 1.10

optional

The City will continue to maintain an inventory of federal, state and private programs that offer assistance to displaced individuals and families whose housing has been destroyed or damaged by a disaster. This policy is specifically not intended to address the issue of relocation housing. This policy implements H Objective 1.

H Policy 1.11

9J-5.010(3)(c)10

The City shall maintain a liaison to the St. John's County Housing Finance Authority to address housing problems within the City.

The City shall encourage the work of the St. Johns Housing Partnership, Inc. The Housing partnership is a non-profit, 501(c)(3) organization dedicated to the construction and rehabilitation of affordable housing.

The City shall encourage the work of the State Housing Initiatives Partnership (SHIP). The SHIP program provides instruction on housing selection and financing as well as

offering no interest loans to qualified first time home buyers. The SHIP program was approved by the City through interlocal agreement with St. Johns County in 1993.

The City will continue to provide building construction guidance and permitting assistance to the Habitat for Humanity site in the Lincolnville neighborhood of the City.

The City will provide water and sewer services to the West Augustine area, and area of very low, low and moderate income residents of St. Johns County.

Although the City is able to ensure that affordable housing is available for the present population of the City, in case affordable housing needs cannot be met in the future, the City shall enter into an interlocal agreement with St. Johns County to ensure that affordable housing needs are met.

This policy implements H Objective 1.

H Policy 2.1

9J-5.010(3)(c)1

9J-5.010(3)(C)7

In an effort to conserve the City's existing housing stock as well as to increase the amount of affordable housing available to low and moderate income residents, the City will implement the following programs:

For areas in National Register Districts, educate developers regarding the City's Historic Preservation Property Tax Exemption program as well as investigate grants for historic preservation from the State of Florida and the Federal government.

Provide information regarding federal, state, county and/or private conventional lenders regarding subsidy programs in order to encourage affordable housing, including the availability of Community Development Block Grants (CDBGs) as well as the availability of state funds for the creation of Community Development Corporations (CDCs).

Develop partnerships linking public and private resources and expertise to address the needs for affordable housing.

H Policy 2.2

optional

FLU Policy 2.4

Maintain a Code Enforcement Officer on staff to investigate violations and enforce the City Code. This policy implements H Objective 2.

H Policy 3.2

9J-5.010(3)(c)11

The Future Land Use Plan in the Future Land Use Element provides for sufficient land at sufficient densities to meet housing needs through the year 2000. The "Vacant Lands Analysis" section in the Future Land Use Element further documents the availability of sufficient land to meet anticipated housing needs. This policy implements H Objectives 1 and 3.

H Policy 3.3

9J-5.010(3)(c)5

The Future Land Use Plan, which is implemented by Chapter 28 of the City Code, specifically establishes land uses consistent with the topography, soil conditions and the availability of services to support development, and encourages mixed use districts. Dwellings (including single family dwellings, modular homes, mobile homes, multiple family dwellings, community residential homes, foster care facilities, rooming houses, boarding houses, adult congregate living facilities, nursing homes and similar uses) are permitted or permissible by exception as established by the Future Land Use Plan. The Future Land Use Plan, implemented by the City Code:

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

This policy implements H Objectives 1 and 3.

H Policy 3.6

optional

FLU Policy 8.1

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. This policy implements H Objective 3.

H Policy 3.7

optional

The City shall consider offering or selling properties or buildings which are acquired through enforcement of the building abatement program to organizations providing very low income, low income or moderate income housing such as Habitat for Humanity. This policy implements Objectives 1, 2 and 3.

H Policy 3.8

9J-5.010(3)(c)5

The City will continue to allow mobile homes as a permissible use by exception in the zoning district associated with the Open Land use classification. This policy implements H Objective 3.

H Policy 5.1

optional

To ensure the elimination of substandard housing, the City shall continue to enforce the building abatement program. The building abatement program requires property owners to comply with the minimum building code requirements or demolish the structure. Complaints regarding structures suspected of not meeting the minimum requirements of the Standard Building Code can be initiated by the Code Enforcement Inspector or a member of the public, or can be identified during the land use and building condition survey. Upon receipt of such a complaint, the Building Official inspects the structure to determine if it meets the requirements of the standard Building Code. If the inspection indicates that the structure does not meet the requirements of the Standard Building Code, the case is presented to the Board of Adjustments and Appeals to determine if the structure in question is a public nuisance. The Board is empowered to order the property owner to correct the deficiencies discovered during the inspection or demolish the structure. Failure to comply with the order of the Board results in a fine against the property owner, which if not paid, becomes a lien against the property. In the case of a property owner disregarding the order of the Board, the city may make the necessary repairs or demolish the structure, and then file a lien on the property for costs incurred. Only vacant residential structures are subject to demolition. Occupied residential structures not improved by the property owner so that the structure meets the minimum requirements of the Standard Building Code are referred to the St. Johns County Health Department. The intent of this program is to induce property owners to provide habitable housing and comply with the code rather than have the city become a property owner. However, the city reserves this right to ensure compliance.

This policy implements H Objective 1 and 2.

H Policy 6.1

9J-5.010(3)(c)9

If and when housing is eliminated by any action of the City, relocation assistance will be provided by the City as required by law (Section 421.55, Florida Statutes). This policy implements H Objective 6.

Sanitary Sewer Element

SS Goal

9J-5.011(2)(a)

Wastewater facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

SS Objective 1.1

9J-5.011(2)(b)5

The City shall construct, operate and maintain the municipal wastewater facilities to protect the water quality function of natural drainage features. This objective is implemented by SS Policy 3. The measurable target for this objective is the effluent water quality discharged from the wastewater treatment plants as measured by the Department of Environmental Protection.

SS Objective 1.5

9J-5.011(2)(b)1

Although there are no deficiencies in wastewater treatment, effluent disposal, sludge disposal, pump station or force main facilities, the City shall continue to maintain these existing facilities. The City shall also correct any subsequently identified deficiencies. This objective is implemented by SS Policy 10. The measurable target for this objective is providing wastewater facilities at the adopted level of service standard.

SS Objective 1.6

9J-5.011(2)(b)3

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater facilities. This objective is implemented by SS Policies 1 and 6. The measurable target for this objective is the area served by the City wastewater system.

SS Objective 1.7

9J-5.011(2)(b)2

The City shall provide wastewater facilities at the adopted level of service standard within the service area for both existing and future development. This objective is implemented by SS Policies 1, 5 and 6. The measurable target for this objective is the provision of wastewater facilities at the adopted level of service in the service area.

SS Policy 1

9J-5.006(3)(c)3
CCM Policy 24
FLU Policy 11.3

The City will continue to enforce the City Code which requires developers to connect to the city's sanitation sewer system if available. Septic tanks are only permitted in the City if the determination has first been made that gravity sewer is not available. Septic tank permits are issued by the St. John's County Health Department. This policy implements SS Objective 1.6 and 1.7.

SS Policy 2

optional

The City shall investigate the cost and feasibility of the eventual elimination of treated effluent into the Intercoastal Waterway. Also, all future point source discharges into the Intercoastal Waterway shall be prohibited. The City continues to support the reuse of treated wastewater. This policy implements SS Objective 1.1.

SS Policy 3

optional

The City will operate and maintain the municipal wastewater facilities in accordance with DEP and EPA permit conditions. This includes periodic monitoring of effluent water quality required by the DEP and EPA permits. This policy implements SS Objective 1.1.

SS Policy 5

9J-5.011(2)(c)2a
CI Policy 3.1

The City will provide a sewer system level of service consisting of a minimum of 153.7 gallons capacity per equivalent connection (i.e., an "average" single family residence) per day and an average peak factor of 133. The City does not use specific wastewater generation rates as a basis for determining the availability of facility capacity and the demand generated by a new connection or development. Instead, each development proposal is required to submit data to the City which is sufficient to determine the service demands of the new development. These demands are then determined by the City on a case by case basis for each development. Connection charges are calculated based upon these specific demands. If actual demands prove to be significantly greater than those calculated during review of the development proposal, then the developer is required to pay additional connection charges to reserve the additional capacity

required by the development. The City maintains an accounting of plant capacity to keep track of presently used capacity, capacity which has been obligated to new and future development for which connection charges have been paid, and available uncommitted capacity. This policy implements SS Objective 1.3.

SS Policy 6

9J-5.006(3)(c)3

FLU Policy 11.1

The City shall maintain the adopted level of service standards for the service areas for sanitary sewer. This policy implements SS Objectives 1.6 and 1.7.

SS Policy 10

9J-5.011(2)(c)1

In the same way that the City's development regulations implement the Future Land Use Plan, the Waste Water Master Plan implements the goals, objectives and policies of this element, and establishes day-to-day operating procedures. However, the City establishes the following priorities for replacement and providing for future sanitary sewer needs:

1st priority projects which serve to protect public health and safety;

2nd priority projects which provide safe and functional wastewater services to serve existing residential areas; and

3rd priority projects which provide wastewater services to serve new development.

This policy implements SS Objective 1.5.

SS Policy 12

9J-5.011(2)(c)1

The City will continue to operate and maintain the municipal wastewater system based on the existing master planning process established by city staff and under the aegis of the Director of Public Works. The master planning process addresses: maintenance of the existing wastewater facilities; maintenance of the wastewater data base; prioritized rehabilitation projects; and periodic updates of the master plan. This policy implements SS Objective 1.7.

Solid Waste Element

SW Goal

9J-5.011(2)(a)

Solid waste services and facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

SW Objective 1

9J-5.011(2)(b)2

The City shall continue to provide solid waste service and facilities for existing and future needs of the City. This objective is implemented by SW Policies 1 and 2. The measurable target for this objective is the provision of solid waste facilities at the adopted level of service standard.

SW Objective 2

9J-5.011(2)(b)1

Although there are no existing deficiencies in solid waste collection, processing or disposal facilities, the City shall continue to maintain these existing facilities. The City shall also correct any subsequently identified deficiencies. This objective is implemented by SW Policy 3. The measurable target for this objective is the provision of solid waste facilities at the adopted level of service standard.

SW Objective 3

optional

The City shall recycle 30% of the volume of solid waste collected. This objective is implemented by SW Policy 4. The measurable target for this objective is the percentage of solid waste collected that is recycled.

SW Policy 1

9J-5.011(2)(c)2b

CI Policy 3.1

The City establishes as its solid waste level of service the ability to dispose of 6.75 pounds of solid waste per day per capita. This policy implements SW Objective 1.

SW Policy 2

optional

The City shall continue to maintain agreements with public or private agencies operating landfills to accept the solid waste generated within the City. This policy implements SW Objectives 1 and 2.

SW Policy 3

optional

The City shall continue to maintain its collection and transfer facilities. This policy implements SW Objective 2.

SW Policy A

optional

The City shall continue to provide curbside recycling for all solid waste customers. This policy implements SW Objective 3.

Stormwater Management Element

SWM Goal

9J-5.011(2)(a)

Stormwater management shall be provided which supports the intended development depicted by the Future Land Use Map, and which protects the function of natural drainage features.

SWM Objective 1.1

9J-5.011(2)(b)2

Stormwater management facilities shall be provided which support both existing and future development at the adopted level of service standard. This objective is implemented by SWM Policies 3, 4, A, B and D. The measurable target for this objective is the provision of stormwater management facilities at the adopted level of service standard.

SWM Objective 1.3

2J-5.011(2)(b)1

The City shall correct the existing deficiencies in the municipal stormwater management system through implementation of the Storm Drainage Master Plan which identifies specific improvements needed to correct drainage problems in the following areas of the City: Josiah Street Basin; Bayfront Area; Comares Avenue and Herada Street Area; Oyster Creek Watershed; Maria Sanchez Lake Basin; Treasury Street Area; San Carlos Avenue Area; Riberia Street and Lincolnville Area; Oviedo Street; and Orange Street Basin. The City shall also correct any subsequently identified deficiencies. This objective is implemented by SWM Policy 1.3. The measurable target for this objective is providing stormwater management facilities at the adopted level of service in these areas.

SWM Objective 1.4

9J-5.011(2)(b)5

The City shall protect the functions of natural drainage features. This objective is implemented by SWM Policy 7 and CCM Policies 1 and 5. The measurable target for this objective is water quality in City water bodies as measured by the Department of Environmental Protection (DEP).

SWM Objective 1.5

9J-5.011(2)(b)3

The City shall discourage urban sprawl by not providing municipal stormwater management facilities or services to areas outside of the City limits. This objective is implemented by SWM Policy C. The measurable target for this objective is the service area of the municipal stormwater management system.

SWM Policy 3

9J-5.011(2)(c)1

In the same way that the City's development regulations implement the Future Land Use Plan, the Storm Drainage Master plan implements the goals, objectives and policies of this element, and establishes day-to-day operating procedures. However, the City establishes the following priorities for replacement, correcting facility deficiencies and providing for future stormwater management system needs:

1st priority projects which serve to protect essential services;

2nd priority projects which serve to protect residential areas, with an emphasis on residences in the historic district;

3rd priority projects which serve to protect private developments established prior to 1985; and

4th priority projects which serve to protect against nuisance flooding.

This policy implements SWM Objectives 1.1 and 1.3.

SWM Policy 4

9J-5.011(2)(c)2c

CI Policy 3.1

The level of service standards for on-site stormwater management facilities associated with development are:

- Peak post-development runoff for a major development (40 acres and larger) shall not exceed the peak pre-development runoff for a 25 year 24 hour storm event.
- The U. S. Soil Conservation Service TR-55 method and the Modret Program shall be the accepted methods of evaluating storm events. Calculations of runoff volume shall be based on the Rational Method using a 10 year 1 hour storm event.
- Runoff for minor developments (smaller than 40 acres) shall be retained on site.
- Drawdown of retention ponds shall occur within 72 hours of the storm event.

- Retention ponds shall be constructed with bottom elevations a minimum of 4 inches above the seasonal high water table established by field testing performed by a licensed soils testing company.

This Policy implements SWM Objective 1.1.

SWM Policy 6

9J-5.011(2)(c)2c

CI Policy 3.1

The level of service standard for the municipal stormwater management system is based on a 10 year, 1 hour storm event, which equals 3 inches in the 1 hour. This policy implements SWM Objective 1.2.

SWM Policy A

9J-5.011(2)(c)5a

Water quality standards for stormwater discharges shall comply with the requirements of Chapter 17-25, Florida Administrative Code. These standards shall apply to all new development and redevelopment regardless of project size. This policy implements SWM Objective 1.1.

SWM Policy B

9J-5.011(2)(c)2c

All development resulting in an increase in impervious area of greater than five hundred (500) square feet on any lot or property in the City shall provide on-site stormwater management facilities which meet the adopted level of service standards. All new stormwater management facilities shall be designed and constructed to comply with St. Johns River Water Management District (SJRWMD) regulations and the City development regulations. Single family residential structures constructed in subdivisions platted on or before July 22, 1991 are exempt from this requirement. The City will assist the SJRWMD to assure compliance with permitting criteria found in Rule 40C-4, Florida Administrative Code. This policy implements SWM Objective 1.1.

SWM Policy C

optional

The City shall not extend its municipal stormwater management system to provide service to areas outside the City limits. This policy implements SWM Objective 1.5.

SWM Policy D

9J-5.011(2)(c)1

The City shall continue to operate and maintain the municipal stormwater management system based on the existing master planning process established by the City staff and under the aegis of the Director of Public Works. The master planning process

addresses: maintenance of the existing municipal stormwater management system; maintenance of the stormwater data base; prioritized rehabilitation projects; and periodic updates of the master plan. This policy implements SWM Objective 1.1.

Potable Water Element

PW Goal

9J-5.011(2)(a)

Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.5

9J-5.011(2)(b)1

Although there are no existing deficiencies in the water treatment, high service pumping, storage or distribution facilities, the City shall continue to maintain these existing facilities. The City shall also correct any subsequently identified deficiencies. This objective is implemented by PW Policies 13 and A. The measurable target for this objective is providing potable water facilities at the adopted level of service standard.

PW Objective 1.6

9J-5.011(2)(b)4

The City shall continue to conserve potable water resources. This objective is implemented by PW Policies 3 and 7. The measurable targets for this objective are: [1] compliance with SJRWMD directives in the event of a water emergency; and [2] continued use of effluent for irrigation and process water at both Wastewater Treatment Plants.

PW Objective 1.7

9J-5.011(2)(b)3

The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. This objective is implemented by PW Policies 1 and 4. The measurable target for this objective is the area served by the City potable water system.

PW Objective 1.8

9J-5.011(2)(b)2

The City shall provide water service at the adopted level of service standard within the service area for both existing and future development. This objective is implemented by PW Policies 4, 12 and A. The measurable target for this objective is the provision of potable water facilities at the adopted level of service standard in the service area.

PW Policy 1

9J-5.006(3)(c)3

The City shall continue to enforce the City Code which requires development inside the City limits to connect to the City's potable water system if a city water line is within two hundred (200) feet of the development. This policy implements PW Objective 1.7.

PW Policy 2

optional

The City shall establish a minimum percentage in its land development regulations for Xeriscape landscaping when approval is granted Conservation Zones 2 and 3. At a minimum, fifty percent (50%) of the landscaping in Conservation Zone 2 shall be Xeriscape. This policy implements PW Objective 1.6.

PW Policy 3

9J-5.011(2)(c)3

CCM Policy 50

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. This policy implements PW Objective 1.6.

PW Policy 4

9J-5.006(3)(c)3

FLU Policy 11.1

The City shall maintain the adopted level of service standards for the service districts for potable water. This policy implements PW Objectives 1.7 and 1.8.

PW Policy 5

optional

The City continues to support reuse of treated waste water to preserve potable water supplies. This policy implements PW Objectives 1.6.

PW Policy 7

9J-5.011(2)(c)3

CCM Policy C

The City shall continue to use effluent for irrigation and process water at both Wastewater Treatment Plants to conserve potable water. This policy implements PW Objective 1.6.

PW Policy 12

9J-5.011(2)(c)2d

CI Policy 3.1

The City will provide a water system level of service consisting of a minimum of 156.9 gallons capacity per equivalent connection (i.e., an "average" single family residence) per day at a minimum pressure of 20 psi. The City does not use specific water consumption rates as a basis for determining the availability of facility capacity and the demand generated by a new connection or development. Instead, each development proposal is required to submit data to the City which is sufficient to determine the service demands of the new development. These demands are then determined by the City on a case by case basis for each development. Connection charges are calculated based upon these specific demands. If actual demands prove to be significantly greater than those calculated during review of the development proposal, then the developer is required to pay additional connection charges to reserve the additional capacity required by the development. The City maintains an accounting of plant capacity to keep track of presently used capacity, capacity which has been obligated to new and future development for which connection charges have been paid, and available uncommitted capacity. This policy implements PW Objectives 1.7 and 1.8.

PW Policy 13

9J-5.011(2)(c)1

In the same way that the City's development regulations implement the Future Land Use Plan, the Potable Water Master Plan implements the goals, objectives and policies of this element. However, the City establishes the following priorities for renewal and replacement and providing for future potable water system needs:

1st priority projects which serve to protect public health;

2nd priority projects which serve existing customers by ensuring that the adopted level of service standards are met; and

3rd priority projects which serve new customers and developments at the adopted level of service standards.

This policy implements PW Objectives 1.5 and 1.8.

PW Policy A

9J-5.011(2)(c)1

The City will continue to operate its potable water system based on the existing master planning process established by City staff and under the aegis of the Director of Public Works. The master planning process addresses: maintenance of existing potable water facilities; maintenance of the potable water system data base; prioritized rehabilitation and renewal projects; and periodic updates of the master plan. This policy implements PW Objectives 1.5 and 1.8.

Aquifer Recharge Element

AR Goal

9J-5.011(2)(a)

To protect the function of natural groundwater aquifer recharge areas.

AR Objective 1.4

9J-5.011(2)(b)5

The City shall protect the function of Florida Aquifer recharge areas inside the City limits identified by the St. Johns River Water Management District. This objective is implemented by AR Policies 8, 9, 10, and 14. The measurable targets for this objective are: [1] land uses on property inside the City which are in the surficial Aquifer recharge area; and [2] land uses on property in St. Johns County which are in the surficial Aquifer recharge area.

AR Policy 1

optional

The City shall prohibit uses which could adversely impact the function of the wellfields within the County, to the extent lawful, such as hazardous wastes, underground petroleum tanks, etc. This policy implements AR Objective 1.4

AR Policy 8

9J-5.011(2)(c)4

Within 600 feet of any future potable water well field located inside the city limits, the City shall prohibit all activities and uses which could adversely impact the function of the surficial Aquifer recharge area and well head protection area. This policy implements AR Objective 1.4

AR Policy 9

9J-5.011(2)(c)4

The City shall continue to maintain staff level contact with St. Johns County to encourage the restriction of land uses which could adversely impact the function of the surficial Aquifer recharge area around the City's well field. This policy implements AR Objective 1.4.

AR Policy 10

9J-5.011(2)(c)4

The City shall comply with all applicable federal and state regulations related to well head protection areas. This policy implements AR Objective 1.4.

AR Policy 14

9J-5.011(2)(c)4

FLU Policy 1.6

CCM Policy 22

The City shall maintain the existing 1500 feet permanent protective easement around its potable water well field which is located outside of the city limits in St. Johns County. This easement prohibits: water supply wells larger than 4 inches in diameter; surface mining of shell, phosphate, sand or other minerals; septic tanks within 500 feet of any City owned or operated water well; and any development which requires more than 10% of the develop area to be covered by an impervious surface. The City shall also maintain the existing 200 feet permanent protective easement around each well site in the City's potable water well field which is located outside of the city limits in St. Johns County. These easements prohibit: water supply wells larger than 2 inches in diameter; surface mining of shell, phosphate, sand or other minerals; septic tanks; and any development which requires more than 10% of the developed area to be covered by an impervious surface.

Conservation and Coastal Management Element

Conservation Goal

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

Coastal Management Goal

To prevent loss of life and damage to property in the coastal areas from the effects of natural disasters, while encouraging appropriate public access to and use of coastal areas.

CCM Objective 1.3

9J-5.013(3)(b)4

As Salt Run and Robinson Creek have been designated as Class II Waters by the Department of Environmental Protection, the City will insure that these water bodies remain open for shellfish propagation and harvesting. This objective is implemented by CCM Policies 1, 5, 6, 14, 17, 19, 24, 44 and 49. The measurable target for this objective is whether Salt Run and Robinson Creek remain open for shellfish propagation and harvesting.

CCM Objective 1.4

9J-5.013(3)(b)2

9J-5.012(3)(b)2

Maintain or improve the quality of the water in the city's estuaries. This objective is implemented by CCM Policies 1, 5, 6, 14, 15, 17, 19, 20, 24, 44 and 49. The measurable target for this objective is water quality in the city's estuaries as reported in the Florida Water Quality Assessment 305b Technical Report published by the Bureau of Surface Water Management of the Department of Environmental Protection.

CCM Objective 1.6

9J-5.013(3)(b)3

Protect and conserve minerals and soils. This objective is implemented by CCM Policies 17 and 31. The measurable target for this objective is the continuing enforcement of the development regulations implementing the Policies mentioned.

CCM Objective 1.7

9J-5.012(3)(b)1

9J-5.013(3)(b)3 and 4

Protect coastal wetlands, coastal barriers, estuaries, tidal marshes, wildlife habitat, marine habitat and living marine resources. This objective is implemented by CCM Policies 1, 5, 6, 9, 11, 12, 13, 14, 15, 17, 19, 20, 24, 25, 30, 49 and 51. The measurable target for this objective is the continued enforcement of all City development regulations related to development in or adjacent to environmentally sensitive areas.

CCM Objective 1.7A

9J-5.012(3)(b)1

9J-5.013(3)(b)3 and 4

The City shall 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, 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 1.7B

9J-5.012(3)(b)1

9J-5.013(3)(b)3 and 4

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.

CCM Objective 1.8

9J-5.013(3)(b)1

Meet or exceed the minimum air quality standards established by the Department of Environmental Protection (DEP). This objective is implemented by CCM Policy 42. The measurable target for this objective is continuing to meet the DEP air quality standards.

CCM Objective 1.10

9J-5.013(3)(b)2

Protect the quality and quantity of St. Augustine's ground water resources. This objective is implemented by CCM Policies 22, 23, 50 and C. The measurable target for this objective is water quality and quantity measured by the monitoring well at the City's wellfield. This monitoring well is required by the St. Johns River Water Management District's Consumptive Use Permit.

CCM Objective 1.11

9J-5.012(3)(b)3 and 9

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. This objective is implemented by CCM Policies 10, 27 and B. The measurable target for this objective is that ~~Chapter 28~~ of 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.

CCM Objective 1.12

9J-5.012(3)(b)4

9J-5.012(3)(c)1, 2 and 3

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. This objective is implemented by CCM Policies 11, 12 and A. The measurable target for this objective is the City's continuing support for the conservation activities of the State Division of Parks and Recreation in the Anastasia State Recreation Area as contained in the Policies mentioned.

CCM Objective 3.2

9J-5.012(3)(b)7

Ensure that a total evacuation of the city in the event of a Category 3 storm can be accomplished in a time period determined to be safe as provided for in the City's Peacetime Disaster Recovery and Mitigation Plan. This objective is implemented by CCM Policies 38, 39 and 46. The measurable target for this objective is a safe evacuation of the City in the event of a natural disaster.

CCM Objective 3.4

9J-5.012(3)(b)8

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. This objective is implemented by CCM Policies 1, 5, 32 and 44; and FLU Policies 1.7 and 1.8. 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 Objective 3.6

9J-5.012(3)(b)6

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. This objective is implemented by CCM Policy 44. The measurable target for this objective is allowing only the following land use classifications in the coastal high hazard areas: Residential Low Density, Residential Low Density/Mixed Use, Public/Semi-public, Recreation/Open Space and Open Land.

CCM Policy 1

9J-5.012(3)(c)1, 2 and 3

9J-5.013(3)(c)3, 6, 9 and 14

Conservation Overlay Zone 1 comprises the most environmentally sensitive areas in the city. It includes all wetlands within the State's Wetlands Jurisdiction Line (as established by Chapter 403 Florida Statutes) and generally includes the estuarine and riverine environments of the San Sebastian and Matanzas Rivers and their tributaries. Wetlands shall mean those areas considered wetlands pursuant to Rule 9J-5.002(149), Florida Administrative Code (1999).

Conservation Overlay Zone 2 is the buffer zone between these estuarine environments and the uplands environments. It consists of the area one hundred (100) feet landward of either the mean high water line or the State's Wetlands Jurisdictional Line, whichever is more landward.

Conservation Overlay Zone 3 contains areas considered to be special flood hazard areas and areas of significant tree canopy. It consists of all property in the city landward of Conservation Overlay Zone 1.

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. This policy implements CCM Objectives 1.3, 1.4, 1.7 and 3.4.

CCM Policy 5

9J-5.012(3)(c)1, 2 and 3

9J-5.013(3)(c)3, 6, 9 and 14

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 feet landward of the most restrictive jurisdictional line. High density development such as residential development in excess of thirteen (13) units per acre shall be prohibited in Conservation Overlay Zone 2 (100 feet landward of the most restrictive jurisdictional line) when there exists a natural shoreline.

Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of preserved or protected trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

Development in Conservation Overlay Zone 3 must retain either: (1) at least twenty five (25) percent of the trees on the site and all healthy trees larger than twelve (12) inches diameter breast height (dbh); or (2) fifty (50) percent of the trees on the site, unless approved via a public hearing.

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 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.

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 6

9J-5.013(3)(c)10 and 14

No landfills or dumps shall be permitted in Conservation Overlay Zones 1 or 2. This policy implements CCM Objectives 1.3, 1.4 and 1.7.

CCM Policy 9

9J-5.013(3)(c)5

New marinas must incorporate the manatee protection recommendations of the Department of Environmental Protection (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. This policy implements CCM Objective 1.7.

CCM Policy 10

9J-5.012(3)(c)9 and 14

The City has not adopted St. Johns County's countywide marina siting plan. 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 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
8. marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

This policy implements CCM Objective 1.11.

CCM Policy 11

9J-5.012(3)(c)15

9J-5.013(3)(c)5

The City shall take any action specifically requested by the State Division of Parks and Recreation to protect turtles and their nests in the Anastasia State Recreation Area during the nesting season. This policy implements CCM Objectives 1.7 and 1.12.

CCM Policy 12

9J-5.012(3)(c)1, 2 and 3
9J-5.013(3)(c)5

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 directly on the beaches of Anastasia State Recreation Area to reverse the effects of erosion. This policy implements CCM Objectives 1.7 and 1.12.

CCM Policy 13

9J-5.012(3)(c)15
9J-5.013(3)(c)7

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. This policy implements CCM Objective 1.7.

CCM Policy 14

9J-5.012(3)(c)1 and 14
9J-5.013(3)(c)5 and 10

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. This policy implements CCM Objectives 1.3, 1.4 and 1.7.

CCM Policy 15

9J-5.012(3)(c)14
9J-5.013(3)(c)5, 8 and 10

Cooperate with St. Johns County to identify and eliminate point and non-point discharges outside the city limits that impact city waterways. This policy implements CCM Objectives 1.4 and 1.7.

CCM Policy 17

9J-5.013(3)(c)6 and 14

Require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways. This policy implements CCM Objectives 1.3, 1.6 and 1.7.

CCM Policy 19

9J-5.013(3)(c)6 and 14

No additional waterways shall be impounded or altered to restrict or interfere with the natural tidal flow. This policy implements CCM Objectives 1.3, 1.4 and 1.7.

CCM Policy 20

9J-5.012(3)(c)15

Continue to cooperate with the Department of Environmental Protection (DEP) and any other government agency which monitors water quality in the City's estuaries. This policy implements CCM Objectives 1.4 and 1.7.

CCM Policy 22

9J-5.012(3)(c)1

9J-5.013(3)(c)1

FLU Policy 1.6

The City will maintain the existing 1500 feet protective easements around the potable water well fields. This policy implements CCM Objective 1.10.

CCM Policy 23

9J-5.013(3)(c)1

Cooperate with St. Johns County and Putnam County to protect water recharge areas indicated on Map 15 of this element. This policy implements CCM Objective 1.10.

CCM Policy 24

9J-5.006(3)(c)3

9J-5.012(3)(c)3

9J-5.013(3)(c)6 and 14

FLU Policy 11.3

SS Policy 1

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. This policy implements CCM Objectives 1.3, 1.4 and 1.7.

CCM Policy 25

9J-5.013(3)(c)3

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% Xeriscape is used for landscaping and replacement trees. This policy implements CCM Objective 1.7.

CCM Policy 27

9J-5.012(3)(c)9 and 10

9J-5.013(3)(c)14

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. This policy implements CCM Objective 1.11.

CCM Policy 30

9J-5.013(3)(c)2

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. This policy implements CCM Objective 1.7.

CCM Policy 31

9J-5.013(3)(c)2

The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities. This policy implements CCM Objective 1.6.

CCM Policy 32

9J-5.012(3)(c)3

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. This policy implements CCM Objective 3.4.

The City will prepare, by the year 2002, 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 Policy 38

9J-5.012(3)(c)4

The City Peacetime Disaster, Recovery and Mitigation Plan addresses City action before, during and after any natural disaster (including hurricanes); and City 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, 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.

The City Peacetime Disaster, Recovery and Mitigation Plan shall be updated as necessary to be consistent with the Northeast Florida Regional Hurricane Evacuation Study, the St. Johns County Comprehensive Emergency Management Plan, and

current local conditions including, but not limited to, annexations, population changes, evacuation shelter and route changes, and lessons learned. This policy implements CCM Objective 3.2.

CCM Policy 39

9J-5.012(3)(c)4

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 City's Peacetime Disaster, Recovery and Mitigation Plan. This list shall be updated as necessary to reflect current conditions. This policy implements CCM Objective 3.2.

CCM Policy 42

optional

The City shall continue to allow the Department of Environmental Protection (DEP) 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 DEP. Should this monitoring show that air quality standards are not being met, the City will take appropriate action through the direction of DEP to resolve the air quality deficiency. This policy implements CCM Objective 1.8.

CCM Policy 44

9J-5.012(3)(c)3 and 7

FLU Policy 10.1

The City shall maintain the following land use classifications in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map Series: Residential Low Density, Residential Low Density/Mixed Use, Public/Semi-public, Recreation and Open Land. This policy implements CCM Objectives 1.3, 1.4, 3.4 and 3.6.

CCM Policy 46

9J-5.012(3)(c)3

In the event that the St. Johns County Comprehensive Emergency Management Plan is amended to include a hazard mitigation annex, the City shall consider incorporating the recommendations of the hazard mitigation annex into the City's Peacetime Disaster, Recovery and Mitigation Plan. This policy implements CCM Objectives 3.2 and 3.4.

CCM Policy 49

9J-5.013(3)(c)10 and 14

Continue to enforce Chapter 11 of the City Code which prohibits the discharge of any seafood viscera into any city waterway. This policy implements CCM Objectives 1.3, 1.4 and 1.7.

CCM Policy 50

9J-5.013(3)(c)4

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. This policy implements CCM Objective 1.10.

CCM Policy 51

9J-5.013(3)(c)5

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 Swadner's Hairstreak Butterfly. This policy implements CCM Objective 1.7.

CCM Policy A

9J-5.012(3)(c)10

The City of St. Augustine does not exercise any regulatory control over development in the Anastasia State Recreation Area. Regulatory control over development in the Anastasia State Recreation Area is under the Division of Parks and Recreation of the Florida Department of Environmental Protection. This policy implements CCM Objective 1.12.

CCM Policy B

9J-5.012(3)(c)12

The City of St. Augustine is not a deep water port as defined Chapter 403.021(a) Florida Statutes and by Rule 9J-5.003(32). This policy implements CCM Objective 1.11.

CCM Policy C

9J-5.011(2)(c)3

PW Policy 7

The City shall continue to use effluent for irrigation and process water at both Waste Water Treatment Plants to conserve potable water. This policy implements CCM Objective 1.10.

CCM Policy 52

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. This policy implements CCM Objective 1.7, 1.7A and 1.7B.

CCM Policy 53

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.

Recreation and Open Space Element

ROS Goal

9J-5.014(3)(a)

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.

ROS Objective 1

9J-5.014(3)(b)3

9J-5.014(3)(b)2

Coordinate private and public resources to adequately provide recreation sites and facilities at the adopted level of service standards. This objective is implemented by ROS Policies 1.3, 1.6, 2.3, 4.1 and A. The measurable target for this objective is the provision of recreation sites and facilities at the adopted level of service standards, as inventoried by the land use and building condition survey conducted every five years, and as monitored by the City concurrency management system related to the issuance of development orders.

ROS Objective 3

9J-5.014(3)(b)1

The City shall ensure public access to the recreation sites and facilities depicted on Map 1 of this element. This objective is implemented by ROS Policies 1.3, 1.6, 3.1 and A. The measurable target for this objective is public access to the identified recreation sites and facilities.

ROS Objective 4

9J-5.014(3)(b)4

Public agencies and private developments shall provide open space as defined in this element. This objective is implemented by ROS Policies 1.6, 4.1, 4.4, 4.6 and A, and CCM Policies 1 and 5. The measurable target for this objective is the provision of

designated open space which is identified during the land use and building condition survey conducted every five years.

ROS Policy 1.3

9J-5.014(3)(c)5

The City shall continue to correct or improve identified recreation facility deficiencies. The following guidelines shall be used to guide acquisition and development planning for City owned or operated recreation sites (not for the issuance of development permits):

basketball court	1.00 per 1,000 persons
softball field	0.50 per 1,000 persons
hardball field	0.20 per 1,000 persons
soccer field	0.17 per 1,000 persons
football field	0.17 per 1,000 persons
play field	0.17 per 1,000 persons
tennis court	0.83 per 1,000 persons
volleyball court	0.20 per 1,000 persons
picnic table	2.50 per 1,000 persons
gym	1.00 per 1,000 persons
boat ramp	0.14 per 1,000 persons
swimming pool	0.07 per 1,000 persons
golf course	0.02 per 1,000 persons

When new parks are developed or upgraded, facilities shall be provided that meet the needs of special groups such as picnic benches designed for the handicapped and passive recreation facilities for the elderly such as board game tables. This policy implements ROS Objectives 1, 3 and 4.

ROS Policy 1.6

optional

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. This policy implements ROS Objectives 1, 3 and 4.

ROS Policy 2.3

optional

The City will coordinate the development of the projects which are listed in the Capital Improvements Element as projects secured with private funding. This policy implements ROS Objectives 1 and 4.

ROS Policy 3.1

9J-5.014(3)(c)3

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. This policy implements ROS Objective 3.

ROS Policy 4.1

9J-5.014(3)(c)4

CI Policy 3.1

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 4.4

9J-5.014(3)(c)2

The City shall continue to enforce the Future Land Use Plan and the development regulations contained in the City Code to preserve open space. The Recreation and Open Space classification is intended to designate parks, natural reservations and active recreation sites. The Open Land 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. This policy implements ROS Objective 4.

ROS Policy 4.6

9J-5.014(3)(c)1

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. This policy implements ROS Objective 4.

ROS Policy A

9J-5.014(3)(c)5

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. This policy implements ROS Objectives 1, 3 and 4.

ROS Policy 4.7

The City shall attempt to acquire lands to be used as conservation and open space for the purpose of creating a system of resource based recreational trails. 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. This policy implements ROS Objective 4.

Intergovernmental Coordination Element

ICE Goal

9J-5.015(3)(a)

To coordinate the plans and activities of the City with the plans and activities of other governmental agencies to ensure that necessary public services are provided in the most effective and efficient manner possible, and that development in one jurisdiction does not degrade the quality of life for residents in adjacent jurisdictions.

ICE Objective 1

9J-5.015(3)(b)1

The City will coordinate the comprehensive plan including future amendments with the comprehensive plans of St. Augustine Beach and St. Johns County, the Northeast Florida Regional Policy Plan, the State of Florida Comprehensive Plan, and the plans of the St. Johns County School Board, the Florida Department of Transportation, the St. Johns River Water Management District and any other agencies providing services but not having regulatory authority over the use of land. This objective is implemented by ICE Policies 1.1, 1.2, 1.3, 1.6, 2.1, 2.6, 2.7 and 2.9. The measurable target for this objective is that the City shall follow the procedures established by Chapters 163 and 166 of Florida Statutes and Rule 9J-5 concerning annexations, land use plan amendments and comprehensive plan text amendments.

ICE Objective 2

9J-5.015(3)(b)2

The City shall ensure that the impacts of the development intended by the City Comprehensive Plan upon development in St. Johns County and St. Augustine Beach are coordinated with the State of Florida, the Northeast Florida Regional Planning Council, St. Johns County and the City of St. Augustine Beach. This objective is implemented by ICE Policies 1.6, 2.7 and 2.14. The measurable targets for this objective are: [1] the continuing use of the Intergovernmental Committee to address local issues; and [2] following the DRI process for developments meeting the standards of a DRI.

ICE Objective 3

9J-5.015(3)(b)3

The City shall coordinate the establishment of and any changes to the adopted level of service standards for public facilities with the applicable state, regional or local government or agency having the operational and maintenance responsibility for the facilities. This objective is implemented by ICE Policies 1.3, 2.1, 2.6, 2.7 and C. The measurable target for this objective is that the City shall follow the procedures established by Chapters 163 and 166 of Florida Statutes and Rule 9J-5 concerning comprehensive plan text amendments related to level of service standards.

ICE Objective 4

9J-5.015(3)(b)4

St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and by Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall designate new dredge spoil disposal sites as required by Florida Statutes. This objective is implemented by ICE Policies A and B. The measurable target for this objective is the provision of dredge spoil disposal sites as required.

ICE Policy 1.1

9J-5.015(3)(c)1

The City shall coordinate planning activities mandated by the comprehensive plan with the St. Johns River Water Management District, the Northeast Florida Regional Planning Council and any other agency or unit of local government providing services but not having regulatory control over the use of land, not specifically mentioned in these policies, as issues arise requiring such coordination. This policy implements ICE Objective 1.

ICE Policy 1.2

9J-5.015(3)(c)2 and 4

The City will continue to resolve local land use conflicts and annexation issues with other local governments using existing coordinating mechanisms, such as interlocal agreements or the Intergovernmental Coordination Committee. If an agreement is not reached to the mutual satisfaction of all parties involved in the dispute, the City will use the North East Florida Regional Planning Council's (NEFRPC) conflict mediation process. The City will use this alternative prior to entering litigation. This policy implements ICE Objective 1.

ICE Policy 1.3

9J-5.015(3)(c)1

Although the City has no regulatory jurisdiction over the Anastasia State Recreation area, the City shall coordinate planning activities mandated by the comprehensive plan such as activities and development in the Anastasia State Recreation Area, and level of service standards for recreation with the State Division of Parks and Recreation. This policy implements ICE Objectives 1 and A.

ICE Policy 1.6

optional

The City will use ad hoc representatives from St. Johns County and St. Augustine Beach in the City's various citizen advisory boards and special committees when issues affecting these parties are addressed. This policy implements ICE Objectives 1 and 2.

ICE Policy 2.1

9J-5.015(3)(c)1

The City shall coordinate planning activities mandated by the comprehensive plan such as traffic signs and signals, road maintenance, the Bridge of Lions and other traffic related issues, including level of service standards, with the Florida Department of Transportation. This policy implements ICE Objectives 1 and A.

ICE Policy 2.6

9J-5.015(3)(c)1 and 3

The City shall coordinate planning activities mandated by the comprehensive plan related to use of school board property as recreation sites, land use and development plans affecting schools and similar issues with the St. Johns County School Board. This policy implements ICE Objectives 1 and A.

ICE Policy 2.7

9J-5.015(3)(c)1

The City shall coordinate planning activities mandated by the comprehensive plan related to hurricane planning and evacuation, transportation, utilities, mosquito spraying in areas inhabited by the Sweadner's Hairstreak Butterfly, recreation, level of service standards, the Historic Preservation Property Tax Exemption Program and development in areas of the City adjacent to the County with St. Johns County. This policy implements ICE Objectives 1 and A.

ICE Policy 2.9

9J-5.015(3)(c)6

The City shall continue to use the Intergovernmental Coordination Committee to coordinate the activities of City departments and their respective St. Johns County and St. Augustine Beach counterparts regarding plans or activities that affect waterways under the jurisdiction of more than one local government, such as the Matanzas River, San Sebastian River and Robinson Creek. This policy implements ICE Objective 1.

ICE Policy 2.12

9J-5.015(3)(c)8
CCM Policy 53

St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall coordinate the designation of new dredge spoil disposal sites with the public and the appropriate state and federal agencies as required by Florida Statutes. This policy implements ICE Objective B.

ICE Policy 2.13

9J-5.015(3)(c)9

St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall resolve any conflicts related to the designation of dredge spoil disposal sites as required by Florida Statutes. This policy implements ICE Objective B.

ICE Policy 2.14

9J-5.015(3)(c)1

The City shall coordinate planning activities mandated by the comprehensive plan related to recreation, level of service standards and development in areas of the city which are subject to City development regulations and are adjacent to the City of St. Augustine Beach with St. Augustine Beach. This policy implements ICE Objectives 1 and A.

Capital Improvements Element

CI Goal

9J-5.016(3)(a)

The City shall manage its financial resources to adequately provide public facilities in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth.

CI Objective 1

9J-5.016(3)(b)1

Capital improvements will be provided to correct existing deficiencies. This objective is implemented by CI Policy 1.3. The measurable target for this objective is the status of public facilities for which level of service standards have been adopted.

CI Objective 2

9J-5.016(3)(b)2

The City will limit capital expenditures for public facilities in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series, but will place no limitation on expenditures in those areas that enhance or restore natural resources. This objective is implemented by CI Policy A. The measurable target for this objective is the location and purpose of capital expenditures.

CI Objective 3

9J-5.016(3)(b)3

The City shall not issue or approve development orders or land use plan amendments unless the present or projected availability of financial resources is sufficient to maintain the adopted levels of service standards for all public facilities needed to support the

development, including existing and projected facility needs. All capital improvement facilities needed to support the development, and associated present and projected availability of financial resources shall be incorporated into the Five-Year Schedule of Capital Improvement according to CI Policy 1.1. This objective is implemented by CI Policies 3.1, 3.2 and 6.1. The measurable target for this objective is that development orders or land use plan amendments will only be approved for which adequate facilities are available to support the adopted level of service standards.

CI Objective 4

9J-5.016(3)(b)4

Future development will pay all proportional costs to maintain existing adopted level of service standards for public facilities. The proportionate costs will include the impact of the individual development upon the facility and services. This objective is implemented by CI Policies 4.1 and 4.3. The measurable target for this objective is that new development will continue to be assessed the proportionate costs of providing services.

CI Objective 5

9J-5.016(3)(b)5

The City will manage its fiscal resources to ensure the provision of needed capital improvements to provide improvements to public facilities identified in the other elements of the City's Comprehensive Plan, and to provide required public facilities to support previously issued development orders and future development. This objective is implemented by CI Policies 1.1, 1.3, 5.1, 5.2 and 5.3. The measurable target for this objective is that the City's capital expenditures are less than or equal to revenues available for capital expenditures.

CI Policy 1.1

9J-5.016(3)(c)9

The City shall fund expenditures for capital improvements to support the requirements identified in the other elements of this plan as follows:

- a) projects costing \$25,000 or more shall be included in the Five Year Schedule of Capital Improvements of this element, which shall be incorporated by reference only and adopted annually pursuant to 163.3187(1)(f), Florida Statutes, in conjunction with the annual capital budget;
- b) projects costing less than \$25,000 shall be included in the annual capital budget;
- c) The City shall seek grants or private funds whenever available to finance capital improvements;
- d) The City shall consider the use of impact fees to finance capital improvements;
and

- e) The City shall consider the use of revolving funds to finance capital improvements and property acquisition.

This policy implements CI Objective 5.

CI Policy 1.3

9J-5.016(3)(c)1

Local capital improvements projects shall be evaluated according to the requirements established by the other elements of the comprehensive plan and consideration of the following criteria:

- a) whether the project is needed to protect public health and safety by eliminating or reducing existing or potential public hazards;
- b) whether the project corrects existing deficiencies in public facilities by providing current levels of service standards to existing developed areas;
- c) whether the project represents a logical extension of facilities and services within the water and sewer service;
- d) whether the project increases the efficiency of existing facilities or achieves full use of existing facilities, thus reducing future capital improvements costs;
- e) whether the project supports or subsidizes the pattern of development intended by the Future Land Use Map (FLUM), consistent with both the FLUM and projected growth patterns of the jurisdiction into which the facility is being extended;
- f) whether the project is financially feasible for the City considering debt ratio limits and bond covenant requirements;
- g) whether the project is in harmony with the plans Florida Department of Transportation, St. Johns River Water Management District, or any other state agency providing facilities or services in the City; and
- h) whether the project will result in adequate facilities support anticipated future development and redevelopment at the adopted level of service standards.

This policy implements CI Objectives 1 and 5.

CI Policy 3.1

9J-5.016(3)(c)4

TC Policy 1.1.1

SS Policy 5

SW Policy 1
SWM Policies 4 and 6
PW Policy 12
ROS Policy 4.1

The City adopts the following levels of service standards based on the requirements of the other elements of the comprehensive plan. These levels of service standards are included in the City Code. This policy implements CI Objective 3.

Potable Water

A minimum of 156.9 gallons capacity per equivalent connection (i.e., an "average" single family residence) per day at a minimum pressure of 20 psi.

Recreation and Open Space

Regional Parks 5.0 acres per 1,000 persons

Community Parks 1.0 acres per 1,000 persons

Neighborhood Parks 0.8 acres per 1,000 persons

Sanitary Sewer

A minimum of 153.7 gallons capacity per equivalent connection (i.e., an "average" single family residence) per day and an average peak factor of 1.33.

Solid Waste

The ability to dispose of 6.75 pounds of solid waste per day per capita.

Stormwater Management

In the event of a 25 year, 24 hour storm, post development runoff from the site of a major development shall not exceed peak predevelopment runoff rates. For minor developments, runoff from a 10 year, 1 hour storm must be retained on site. The City will provide a drainage level of service consisting of minimum criteria based on a 10 year, 1 hour rainfall event, which equals 3.0 inches in the 1 hour. In addition, 1.0 of the 3.0 inches must be retained on the site, with no allowance for percolation.

Traffic Circulation

The City adopts the following level of service standards for traffic circulation.

Facility	Average Daily Traffic	Peak Hour
Local roadway	D	D

Collector	D	D	
Minor Arterial	D	E	
Principal Arterial		C	D
Limited Access Facility		D	D

The minimum acceptable level of service on any State road operating in a backlogged condition on October 1, 1991, shall be 10% below the traffic volume existing at that time. The minimum acceptable level of service on any constrained roads shall be 11.5% below the volume existing on October 1, 1991. The minimum acceptable level of service on constrained roads within historical corridors shall be 15.5% below the volume existing on October 1, 1991. The minimum acceptable level of service on all county and City roads is level of service D peak hour.

CI Policy 3.2

9J-5.016(3)(c)6

The City shall continue to enforce the City Code which requires that adequate facility capacity is either available at the time a development order is issued, or is available prior to issuing the certificate of occupancy. This policy implements CI Objective 3.

CI Policy 4.1

9J-5.016(3)(c)8

The City shall continue to charge new development a flow proportionate share of the actual construction costs of the City's water and wastewater treatment plants and any required improvements or extensions to the existing distribution system. The City will reevaluate these charges annually to ensure that new development continues to pay a flow proportionate share of the cost of the capital facilities built to provide services. This policy implements CI Objective 4.

CI Policy 4.3

9J-5.016(3)(c)5

The availability of utilities to support development orders issued before the adoption of this plan shall continue to be ensured because the City shall continue to permanently reserve facility capacity for development at the time that the flow proportionate share of the costs of providing utilities to the development is paid to the City. This policy implements CI Objective 4.

CI Policy 5.1

9J-5.016(3)(c)2

The City shall limit the maximum ratio of outstanding capital indebtedness to no more than 10% of the property tax base. This policy implements CI Objective 5.

CI Policy 5.2

9J-5.016(3)(c)7

The City shall implement a five year capital improvement program and annual capital budget as a part of its budgeting process. This policy implements CI Objective 5.

CI Policy 5.3

9J-5.016(3)(c)3

The City shall continue to provide renewal and replacement funds as required by bond covenants to maintain existing level of service standards for sanitary sewer and potable water. The priorities for replacement and renewal of capital facilities shall be as established in CI Policy 1.3. This policy implements CI Objective 5.

CI Policy 6.1

optional

The City will cooperate with Florida Department of Transportation and St. Johns County to encourage the maintenance of LOS standards on roadways in the City which are not under the City's jurisdiction. This policy implements CI Objective 3.

CI Policy A

9J-5.012(3)(c)5 and 8

The City will not expend public funds on capital improvements to subsidize development in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series. The City will expend public funds on capital improvements to correct existing facility deficiencies. For the purpose of this policy, capital improvement means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The City will place no limit on expenditures in those areas intended to enhance or restore natural resources. This policy implements CI Objective 2.

Historic Preservation Element

HP Goal

Optional

Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, preservation, continued use and adaptive reuse of existing historic structures.

HP Objective 1

9J-5.006(3)(b)4

9J-5.012(3)(b)10

Continue to identify and preserve historic neighborhoods. This objective is implemented by HP Policies 1.1, 1.3, 1.4, 1.5, 2.6, 3.3, 3.9, 3.11, B, C and Housing Policy 4.3. The measurable targets for this objective are: [1] that the Town Plan continues to be listed

on the National Register of Historic Places as a National Landmark; [2] that the Model Land Company Subdivision, the Abbot Tract Subdivision and the Lincolnville area continue to be listed on the National Register of Historic Places; and [3] that other deserving neighborhoods such as Lighthouse Park, Kingsland Addition, D. H. Cherry Subdivision, Rohde Addition, Masters Tract and Garnett Addition be nominated to the National Register of Historic Places.

HP Objective 2

9J-5.012(3)(b)10

Continue to identify and preserve archaeological resources. This objective is implemented by HP Policies 2.1, 2.2 and 2.3. The measurable target for this objective is the number of archaeological investigations conducted as required by the City's archaeology program.

HP Objective 3

9J-5.006(3)(b)4

9J-5.010(3)(b)5

9J-5.012(3)(b)10

Continue to identify, preserve and encourage the adaptive reuse of historic structures in all areas of the City. This objective is implemented by HP Policies 1.3, 1.4, 3.8, 3.11, 3.12, A, D and E and Housing Policies 4.1 and 4.5. The measurable targets for this objective are: [1] conditions of the buildings listed on the Master Site File; [2] the number of demolitions of buildings listed on the Master Site File; [3] the number and condition of buildings individually listed on the National Register; [4] the number and condition of contributing buildings to the City's National Register Districts; and [5] the number of buildings rehabilitated qualifying for the Historic Preservation Property Tax Exemption program. Building conditions are as measured during the land use and building condition survey conducted every five years.

HP Policy 1.1

9J-5.006(3)(c)8

TC Policy C

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 HP Objective 1.

HP Policy 1.3

9J-5.006(3)(c)8

Maintain the current thirty-five foot height limit on construction within the locally designated historic preservation zoning districts and National Register Districts. This policy implements HP Objectives 1 and 3.

HP Policy 1.4

9J-5.012(3)(c)11

The *Architectural Guidelines for Historic Preservation* (AGHP), included by reference as part of the City Code shall continue to contain the specific architectural development guidelines for all of the architectural styles represented in the city, and shall continue to be used as the standard for review for: new construction, additions, renovations and adaptive reuse, parking lots, signs, landscape materials and features, fences and walls, demolitions and relocations in the locally designated historic preservation districts. This policy implements HP Objectives 1 and 3.

HP Policy 1.5

9J-5.006(3)(c)8

TC Policy D

The City shall prohibit the use of roadways other than King Street, Cordova Street, Cathedral Place, Avenida Menendez and the Bridge of Lions in the area of the City of St. Augustine National Register District as arterials in the State highway system. This policy implements HP Objective 1.

HP Policy 1.6

9J-5.006(3)(c)8

Restoration of the Cubo defense line on public lands shall be incorporated into City park planning as the City plans for the development of individual sites identified in the Recreation and Open Space Element. This policy implements HP Objectives 1 and 2.

HP Policy 2.1

9J-5.006(3)(c)8

Continue to enforce the City's archaeological program contained in Chapter 6 of the City Code. The intent of the City's archaeological program is to document those archaeological remains that will be subject to disturbance from construction activities. The aims are to understand the nature of the remains that are buried on the site, how those remains will be impacted by construction, and to recover as much information as possible prior to and during construction so that the site's archaeological heritage is not lost. These aims are integrated with research goals which are intended to address issues concerning St. Augustine's growth, development, ethnic affiliations and interactions, and cultural history. This policy implements HP Objective 2.

HP Policy 2.2

Optional

The City shall continue to maintain laboratory and curation facilities to support the City's archaeology program. This policy implements HP Objective 2.

HP Policy 2.3

9J-5.006(3)(c)8

The City shall nominate archaeological sites to the National Register of Historic Places if and when, in the professional judgment of the City archaeologist, archaeological sites of sufficient significance to merit nomination are discovered. This policy implements HP Objective 2.

HP Policy 2.6

optional

When new streets are named or existing streets are renamed, consideration should be given to well-known historic people associated with St. Augustine's past. Examples include novelists Marjorie Kinnan Rawlings and Zora Neal Hurston; generals John Schofield, Martin D. Hardin and Edwin Kirby Smith; and architects James Renwick, Andrew Jackson Davis, Robert Mills, Franklin W. Smith, John M. Carrere and Thomas Hastings. This policy implements HP Objective 1.

HP Policy 3.3

9J-5.006(3)(c)8

The City shall continue to nominate qualified neighborhoods to the National Register of Historic Places as staff time and budget constraints permit, subject to the approval of the residents in the neighborhoods. This policy implements HP Objective 1.

HP Policy 3.8

9J-5.006(3)(c)8

9J-5.010(3)(c)3

9J-5.012(3)(c)11

The City shall continue to award plaques to buildings or sites that possess significant historic or architectural qualities according to locally established criteria. This policy implements HP Objective 3.

HP Policy 3.9

Optional

The City shall continue to implement the streetscape design guidelines which establish guidelines for appropriate street and sidewalk surfaces, street furniture, street lights, and similar municipal appurtenances in the locally designated historic preservation zoning districts when existing fixtures are repaired or replaced by the City. This policy implements HP Objective 1.

HP Policy 3.11

9J-5.010(3)(c)4

The City shall continue to enforce the provisions of Chapter 28 of the City Code pertaining to demolitions. Demolitions of structures which are in a locally designated historic preservation zoning district or which are listed on the Master Site File shall be approved by the Historic Architectural Review Board. Demolitions of structures through the City's building abatement program which are in a locally designated historic preservation zoning district or which are listed on the Master Site File shall be approved by the Board of Adjustments and Appeals. Demolition of any Colonial Period (1563-1821) structure shall be approved by the City Commission. In all cases, the Master Site File form and a structural condition survey from a qualified individual clearly indicating the condition of the structure and its potential for rehabilitation shall be presented to and considered by the board or commission in determining whether or not to approve the demolition. This policy implements HP Objectives 1 and 3.

HP Policy 3.12

optional

The City shall continue to provide and maintain landscaping, street lights, and similar municipal appurtenances in the public rights-of-way along San Marco Avenue, King Street, Ponce de Leon Boulevard and Anastasia Boulevard to provide an aesthetically pleasing streetscape which will encourage the maintenance, use and adaptive reuse of existing buildings. This policy implements HP Objective 3.

HP Policy A

9J-5.010(3)(c) 3 and 4

9J-5.012(3)(c)11

The City shall continue to encourage the rehabilitation and adaptive reuse of historic buildings through the Historic Preservation Property Tax Exemption Program adopted pursuant to Sections 196.1997 and 196.1998 Florida Statutes. This policy implements HP Objective 3.

HP Policy B

optional

TC Policy E

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. This policy implements HP Objective 1.

HP Policy C

optional

New electrical, telephone and cable television wires and related equipment to be installed in locally designated historic preservation zoning districts shall be installed underground wherever possible. This policy implements HP Objective 1.

HP Policy D

9J-5.012(3)(c)11

H Policy 1.7

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. This policy implements HP Objective 3.

HP Policy E

9J-5.012(3)(c)11

The City shall make *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and similar technical publications available on request to property owners or developers interested in rehabilitating historic structures. This policy implements HP Objective 3.

HP Policy 4.1

9J-5.010(3)(c)4

Maintain existing procedures contained in Chapter 28 of the City Code requiring a Certificate of Appropriateness from the Historic Architectural Review Board before a building permit is issued for construction activities within the locally designated historic preservation zoning districts. This policy implements HP Objective 3.

HP Policy 4.5

9J-5.010(3)(c)4

Continue to involve the St. Augustine Historical Society in developing and updating guidelines and development regulations related to historic preservation. This policy implements HP Objectives 1 and 3.

Monitoring and Evaluation

9J-5.005(1)(c)3

Evaluation of the comprehensive plan is accomplished through the periodic Evaluation and Appraisal Report (EAR) process established by 9J-5.0053.

Public Participation Process

9J-5.004

The City Commission has adopted procedures related to public participation in the planning process, including proposed amendments to the comprehensive plan and periodic evaluation and appraisal reports. These procedures are established in the City

Code. The City Code is reviewed annually and updated as required to reflect changes to Florida Statutes related to the public participation process.

In general, these procedures require, as a minimum, that:

1. property owners are notified through certified mailings, legal notices or advertisements in the local newspaper of any proposed official actions that may affect the use of their property;
2. copies of agendas of public meetings are sent to the local newspaper and radio stations, and are conspicuously posted at the entrance to City Hall in advance of the public meetings;
3. written comments received prior to the public hearing are read into the record at the meeting;
4. advertised public hearings are actually held when scheduled;
5. all public meetings provide an opportunity for public input at the meeting;
6. the agency conducting the meeting give due consideration to the public comments;
7. copies of the agenda items for every public meeting are available for public view at the City Clerk's office during normal working hours; and
8. special accommodation be made available upon request as required by the Americans with Disabilities Act.

Evaluation and Appraisal Report

The adoption process for the 1997 Evaluation and Appraisal Report (EAR) consisted of the following ten advertised meetings, all of which were held according to the preceding guidelines:

- 4 public hearings before the Planning and Zoning Board (February 13, 1997; March 13, 1997; April 3, 1997; and June 3, 1997);
- 1 public hearing before the Historic Architectural Review Board (February 27, 1997); and
- 5 public hearings before the City Commission (February 25, 1997; March 25, 1997; April 15, 1997; April 28, 1997; and July 28, 1997).

Additionally, from February, 1997 until October, 1997 (when DCA found the EAR to be sufficient), draft copies of the EAR were on display at the public library, in the City Clerk's office and at the Planning and Building Division.

Data and Objective Updates

9J-5.005(7)(b)

The objectives of the various comprehensive plan elements, by definition, contain specific measurable targets. The policies of the various comprehensive plan elements establish standard operating procedures for the City in order to reach the established objectives. Many of these standard operating procedures call for periodic data gathering and analysis by the City. This section summarizes, by element, the data, data sources and timeframes related to periodic updates of each element.

Future Land Use Element

Land use and building condition survey (FLU Policy 1.4, FLU Policy 2.2)

Master redevelopment study for blighted areas (FLU Policy 2.3)

Traffic Circulation Element

Annual traffic counts (TC Policy 1.1.2)