

# Future Land Use Element

## *Existing*

# Goals, Objectives and Policies

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

## Future Land Use Element

### Goal

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

### FLU Objective 1

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

### FLU Policy 1.1

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

### FLU Policy 1.2

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

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

### Policy 1.3

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### FLU Policy 1.5

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

#### FLU Policy 1.6

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

#### FLU Policy 1.7

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

#### FLU Policy 1.8

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

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

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

## FLU Objective 2

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

### FLU Policy 2.1

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

### FLU Policy 2.2

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

### FLU Policy 2.3

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

## FLU Objective 3

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

### FLU Policy 3.1

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

## FLU Objective 4

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

#### FLU Policy 4.1

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

#### FLU Objective 5

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

#### FLU Objective 6

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

#### FLU Policy 6.1

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

#### FLU Objective 7

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

#### FLU Policy 7.1

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

#### FLU Policy 7.2

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

#### FLU Policy 7.3

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

#### FLU Policy 7.4

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

#### FLU Policy 7.5

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

#### FLU Policy 7.6

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

#### FLU Objective 8

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

FLU Policy 8.1

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

FLU Policy 8.3

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