

City of St. Augustine Comprehensive Plan 2040

Conservation and Coastal Management Element Goals, Objectives and Policies

Note: Unless indicated proposed Goals, Objectives and Policies replace previously adopted.

July 2020

Conservation and Coastal Management Element Goals, Objectives and Policies

Conservation Summary

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

As potential development pressures increase, the need for protection and management of the City's natural, and historic resources will increase. The identification of the types of resources, their location, and their significance to the residents of the City is necessary to outline goals, objectives, and policies intended to guide future growth, create protection incentives, and establish conservation guidelines for the use of natural resources in the area.

This environmental planning process is a continuously evolving one that responds not only to new discoveries about the importance of upland and aquatic habitats, but also to the changing needs and priorities of the citizens who share those areas.

The role of the Conservation Element is to maintain or improve the quality of the City's environmental and natural resources and its citizens' quality of life in the face of potential population and development growth. The Conservation Element must work in harmony with the Future Land Use, Coastal Management, Transportation and Mobility, Recreation and Open Space, and the other elements of the Comprehensive Plan in ensuring environmental protection while fostering responsible economic growth. The updated Conservation Element provides an inventory and analysis of the City's natural resources and establishes policies that provide long-term protection and management of these resources.

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- Hazardous Waste
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- Coordination with Land Use Plan
- Regional Water Supply Planning
- Conserve and Appropriately Use Energy

Coastal Management Summary

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

Since 2011 the perspective on the environment and the impacts of human development have both expanded and changed.

As potential development pressures increase, the need for protection and management of the City's natural, and historic resources will increase. The identification of the types of resources, their location, and their significance to the residents of the City is necessary to outline goals, objectives, and policies intended to guide future growth, create protection incentives, and establish conservation guidelines for the use of natural resources in the area.

A community's natural resources are among its greatest assets. They warrant protection and enhancement not only for their ecological importance, but also for protecting against natural disasters, and rising waters in low lying coastal zones, including addressing the impacts of sea level rise.

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Overall Conservation and Coastal Management Goal

Overall Goal

Conserve, protect and appropriately manage the natural resources of the City of St. Augustine to ensure the highest environmental quality possible.

Conservation Goal

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

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources. (Adopted June 2011 Ord #2011-02)

Natural Resources

Air Quality

CCM Objective 1.1

The City shall meet or exceed the minimum air quality standards established by the Florida Department of Environmental Protection (FDEP). The measurable target for this objective is continuing to meet the FDEP air quality standards.

CCM Policy 1.1.1

The City shall continue to allow the Department of Environmental Protection (FDEP) to maintain an air quality monitoring station at the City Public Works Complex or other locations if deemed appropriate by the FDEP. Should this monitoring show that air quality standards are not being met, the City will take appropriate action through the direction of FDEP to resolve the air quality deficiency.

CCM Policy 1.1.2

The City of St. Augustine shall cooperate with any local, state or federal agency programs, which monitor or otherwise contribute to maintenance of air quality.

CCM Policy 1.1.3

The City shall promote the reduction of fossil fuel emissions by considering adoption of the following concepts:

- a. Encourage developments such as infill, redevelopment, clustered and mixed-use developments;

- b. Require vegetative and landscape buffers, and where appropriate, street trees along transportation corridors to buffer land uses;
- c. Encourage non-motorized, and alternative forms of transportation by establishing and maintaining a multi-modal Mobility Plan including bicycle paths, trails, sidewalks and pedestrian ways, and alternative forms of transportation where feasible; and
- d. Establish policies that promote interconnectivity via safe pedestrian crossings, bicycle and walkable complete streets, including encouraging grid patterns, multi-use paths and trails in existing and new development.

CCM Policy 1.1.4

The City shall report suspected air quality violations to FDEP.

CCM Policy 1.1.5

The City of St. Augustine shall require that industrial and commercial businesses in the City meet or exceed applicable federal and state air quality standards.

Surface Water

CCM Objective 1.2

The City shall endeavor to protect the quality of all surface waters by conducting or cooperating with monitoring evaluations and study efforts.

CCM Policy 1.2.1

The City shall continue to ensure the protection and enhancement of surface water quality.

CCM Policy 1.2.2

The City shall work towards the enhancement of the Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD) surface water quality testing program results by aiming for the development, operation and maintenance of cost effective and efficient potable water and wastewater systems that promote timely, orderly and efficient land development patterns while protecting the public health and environment.

CCM Policy 1.2.3

The City will continue to cooperate with the Florida Department of Environmental Protection (FDEP) and any other government agency or adjacent local jurisdictions which monitors water quality in the City's estuaries.

CCM Policy 1.2.4

The City shall update its Stormwater Master Plan (stormwater management system) within two (2) years of adoption of this comprehensive plan. The design of the Stormwater Master Plan (stormwater management system) shall meet the rules and criteria established by the City of St. Augustine, the SJRWMD, the Florida Department of Transportation (FDOT), if applicable, and the Northeast Florida Regional Council (NEFRC).

CCM Policy 1.2.4.1

After completion of the Stormwater Master Plan update, the City shall identify those components of the stormwater management system that may be contributing to the degradation of surface water quality, and develop a priority listing for mitigating those elements on an annual basis.

CCM Policy 1.2.4.2

The City shall prohibit any point source pollution discharges into surface waters, including, but not limited to, lakes, ponds, rivers, streams, creeks, and wetlands.

Floodplain Protection

CCM Objective 1.3

The City shall ensure long range protection of the functionality of the City's floodplains.

CCM Policy 1.3.1

The City shall protect the natural functions of the 1% annual chance flood zone (100-year flood zone) so that the flood-carrying and flood storage capacity are maintained by implementing and enforcing floodplain regulations and reviewing development proposals for the presence of impacts on floodplains.

CCM Policy 1.3.2

The City shall enforce land development regulations and amend the land development code (LDC) as necessary to specify regulations for development within the floodplains and any floodways.

CCM Policy 1.3.3

The 1% annual chance flood zone (100-year flood zone) shall be delineated within the Future Land Use Map series, and its demarcation shall be determined by the most recent flood insurance rate maps (FIRM) prepared by the Federal Emergency Management Agency (FEMA).

CCM Policy 1.3.4

The City shall consider reserving the floodplain as undisturbed, intended for conservation, open space and/or passive recreational uses to preserve the natural flow of runoff, as feasible and unless such reservation denies all reasonable use of the property.

Hazardous Waste

CCM Objective 1.4

The City shall coordinate with the appropriate agencies that ensure that sources of hazardous wastes are identified and monitored.

CCM Policy 1.4.1

The City shall continue to utilize the City and the County's fire and emergency management services and the state emergency response commission for hazardous materials for monitoring of any hazardous waste generators within the City.

CCM Policy 1.4.2

The City shall coordinate with St. Johns County to provide and promote citizen education programs and materials regarding hazardous waste and the proper method of disposal of common household hazardous waste materials.

CCM Policy 1.4.3

The City shall coordinate with St. Johns County to identify and eliminate point and nonpoint discharges outside the city limits that impact city waterways.

Soils and Minerals

CCM Objective 1.5

The City shall appropriately manage soils data and protect against soil erosion and uses inconsistent with the soils of the city.

CCM Policy 1.5.1

The City shall require that an erosion and sediment control plan be submitted prior to commencement of any development activities; that erosion and sedimentation control devices shall be properly installed and maintained throughout all development activities; and that all

disturbed soil areas shall be permanently stabilized upon completion of development activities to reduce soil erosion.

CCM Policy 1.5.2

The City shall require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways.

CCM Policy 1.5.3

The City shall notify the local office of the U.S. Soil Conservation Service of any major soil erosion problems that may occur within the City's jurisdiction.

CCM Policy 1.5.4

Whenever possible, native trees, shrubs and ground cover will be maintained on development sites to prevent soil erosion.

CCM Objective 1.6

Protect and conserve minerals and soils by continuing enforcement of the development regulations.

CCM Policy 1.6.1

The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities.

Environmentally Sensitive Areas

CCM Objective 1.7

The City shall conserve, protect and appropriately use native wildlife habitat and environmentally sensitive areas.

CCM Policy 1.7.1

The City shall seek to increase its conservation areas, through land acquisition, when possible, incentives for protective easements, and other appropriate permanent protective mechanisms to ensure the preservation of natural communities and listed animal species habitat.

CCM Policy 1.7.2

The City shall work closely with the Florida Fish and Wildlife Conservation Commission (FFWCC) and private landowners to increase the public's knowledge of habitat protection and best management practices to protect endangered and threatened species, as well as, species of special concern.

CCM Policy 1.7.3

The City shall notify the FFWCC of the presence of any roosting, nesting or frequented habitat areas for endangered or threatened wildlife occurring within its jurisdiction.

CCM Policy 1.7.4

The City's Land Development Code (LDC) shall establish regulations to ensure the protection of areas of native vegetation, wildlife habitat and endangered and threatened species, including the following:

- Developers shall be required to identify wildlife habitat and endangered and threatened species as part of the development review process, and they shall be required to submit mitigation measures for review as part of the City's development review process, if necessary.
- The City shall require proposed development to utilize and preserve existing topographic contours to the maximum extent feasible in project design.
- The City shall require proposed development to assess the potential of creating or adding to greenway corridors or trails within their project to adjacent land or adjacent jurisdictions in an effort to incrementally build protected corridors.

CCM Policy 1.7.5

The City shall monitor the following activities in areas identified as being environmentally sensitive and in areas containing endangered and/or threatened wildlife:

- The removal or excavation of soil, sand, gravel, minerals, organic matter or materials of any kind;
- The changing of existing drainage characteristics, sedimentation patterns, flow patterns or flood retention characteristics;
- The disturbance of the environmentally sensitive area's water level or water table by drainage, impoundment or other means;
- The dumping or discharging of material, or the filling of an environmentally sensitive area with material;
- The placing of fill or the grading or removal of material that would alter topography;
- The destruction or removal of plant life that would alter the character of an environmentally sensitive area or wildlife habitat; and
- The undertaking of an activity that results in a significant change of water temperature, a significant change of physical or chemical characteristics of environmentally sensitive area water sources, or the introduction of pollutants.

CCM Policy 1.7.6

The City shall encourage new developments to protect existing native vegetation in common

areas and buffer zones and shall encourage additional planting of native plant species to enhance sparse vegetation in common areas and buffer zones.

CCM Policy 1.7.7

During the statutory Evaluation and Appraisal Report process, the City shall obtain updated maps from FFWCC showing the locations of unique natural areas and of habitat for endangered and threatened species and species of special concern.

CCM Policy 1.7.8

The City shall strive to coordinate with St. Johns County to encourage the protection of environmentally sensitive areas that cross jurisdictional boundaries.

CCM Policy 1.7.9

The City will encourage the restoration of degraded natural areas through the restoration of natural communities, restoration of natural hydrology and removal of non-native vegetation through the development review process.

CCM Policy 1.7.10

The City shall protect any natural reservation property if identified in the recreation and open space element.

CCM Policy 1.7.11

Since there are no existing natural reservations in the City, none are identified in the Recreation and Open Space Element. If, in the future, there are natural reservations in the city, then the City shall develop policies to protect those natural reservations. (Adopted June 2011, Ord #2011-02)

Wetlands

CCM Objective 1.8

The City of St. Augustine will protect and manage wetlands and the natural functions of wetlands in accordance with Section 163.3177(6)(d).F.S. by implementing the following policies.

CCM Policy 1.8.1

No development will be allowed in areas assigned the Open Land (Conservation) land use category as created by this 2040 Comprehensive Plan, except the following uses:

1. Existing uses within wetland areas may continue, but shall not be allowed to expand except as provided for elsewhere in this Comprehensive Plan and the City

- Land Development Code, and in accordance with any other applicable jurisdiction.
2. Activities designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water; floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.
 3. New development and redevelopment shall have no significant impact on the wetlands such as passive recreation, trails, wooded boardwalks, construction of wildlife management shelters, discharge structures from upland developments, utility crossings; footbridges; observation decks and similar structures not requiring dredging and/or filling for their placement or maintenance.
 4. Allow for Insect Control Structures, stormwater management structures, as well as utility installation with temporary impacts to the wetlands.
 5. Setbacks shall be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan.

CCM Policy 1.8.2

The fragmentation of large wetland community associations shall be discouraged by allowing for density transfers, conservation easements, transfer of development rights, fee simple acquisition, and encouraging development clustering away from the wetlands and other land development tools to enhance conservation, as implemented by the land development code or other legal instrument.

CCM Policy 1.8.3

All wetlands on any proposed development site must be identified as part of the City's application process prior to the issuance of development orders which permit site alteration.

CCM Policy 1.8.4

The City shall adopt a Map as part of the Future land Use Map Series designating wetlands. Wetland areas will be delineated based on the procedures outlined by standard industry practice. The precise delineation of these areas shall be determined through site specific studies and field determination through the permitting and review process.

CCM Policy 1.8.5

The City of St. Augustine shall coordinate with the FDEP and SJRWMD regarding wetland areas under their respective jurisdiction.

CCM Policy 1.8.6

Removal, encroachment and alteration of wetlands pursuant to the “no net loss” requirements of the City Comprehensive Plan, and shall be in compliance with the following:

1. Appropriate justification for the proposed alteration is provided to the City;
2. Adequate mitigation of any adverse hydrological and physical alterations is provided in accordance with the requirements of the agencies claiming jurisdiction over the wetland;
3. Setbacks shall be 25 feet. Setbacks of less than 25 feet must be consistent with the Conservation Overlay Zone development section of the Comprehensive Plan;
4. The following activities are permitted in wetland setback areas provided:
 - (a) Construction of boardwalks/catwalks, docks, for direct access to water bodies; construction of wildlife management shelters; discharge structures from upland developments; utility crossings; foot bridges; observation decks and similar structures not requiring dredging and/or filling for their placement and maintenance;
 - (b) The City shall include in its land development regulations provisions for mandatory site plan review for all development proposed in State jurisdictional wetlands. The regulations include appropriate standards for mitigation of adverse impacts to wetlands values and the provision that reasonable use of property, restoration of the disturbed wetlands and/or creation of new wetlands will be required in accordance with the rules and criteria of FDEP and SJRWMD.

CCM Policy 1.8.7

The purpose of mitigation is to offset environmental impacts for the public good. Mitigation activities approved by federal, state or regional agencies are supported by the City. Mitigation shall be as permitted by the SJRWMD. Prioritization of mitigation shall be as determined by SJRWMD current policies or as amended.

CCM Objective 1.9

The City will work towards establishing an education and outreach program related to the City's resources.

CCM Policy 1.9.1

Through education and outreach the City will encourage public participation, possible land acquisition opportunities and intergovernmental coordination.

Water Conservation

Conservation of Groundwater Resources

CCM Objective 1.10

Protect the quality and quantity of St. Augustine's ground water resources through the participation in the Florida WaterStar program and the use of waterwise and Florida-Friendly

Landscaping practices. The measurable target for this objective is water quality and quantity measured by the monitoring well at the City's wellfield. This monitoring well is required by the St. Johns River Water Management District's Consumptive Use Permit. (Adopted June 2011, Ord #2011-02)

CCM Policy 1.10.1

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

CCM Policy 1.10.2

The City will cooperate with regional entities, such as, the St. Johns River Water Management District and other Florida utilities to protect water recharge areas.

CCM Policy 1.10.3

The Consumptive Use Permit issued to the City by the St. Johns River Water Management District requires the City to comply with District directives for conservation during times of water emergency. In the event that the District declares a water emergency, the City shall follow directives issued by the District which may include customer water restrictions, bans on outdoor water use and system wide pressure reduction. (Adopted June 2011, Ord #2011-02)

CCM Policy 1.10.4

The City shall continue to use effluent for irrigation and process water at the Waste Water Treatment Plants to conserve ground water.

CCM Objective 1.11

The City shall conserve and protect future and existing groundwater resources for potable water usage.

CCM Policy 1.11.1

The City shall, in cooperation with the St. Johns County, FDEP and SJRWMD, continue to ensure the protection of groundwater quality and quantity.

CCM Policy 1.11.1.1

The City shall cooperate with designated programs of St. Johns County, SJRWMD and other such applicable agencies in the identification and protection of water recharge areas to ensure aquifer depletion and contamination does not occur.

CCM Policy 1.11.2

The City shall notify the SJRWMD of the presence of any abandoned free-flowing artesian

wells identified within its jurisdiction and record their existence.

CCM Policy 1.11.3

The City shall support, assist and cooperate with St. Johns County and the SJRWMD in order to conduct water conservation programs.

CCM Policy 1.11.4

The City shall continue to expand and explore water conservation efforts in conjunction with the FDEO, SJRWMD, and any other regional or local entities to maintain a low per capita consumption of potable water.

Wellfield Protection

CCM Objective 1.12

Protect and conserve the quality and quantity of groundwater resources to ensure long-term public health and safety of potable water supplies.

CCM Policy 1.12.1

The City shall continue enforcing a comprehensive wellhead protection program to protect current and future public water supply needs from potential adverse effects from incompatible land uses and activities.

CCM Policy 1.12.2

The City shall continue to maintain the groundwater monitoring wells adjacent to the wellfields.

Coordination with Land Use Plan

CCM Objective 1.13

The City shall maintain and enforce the future land use plan adopted in the Comprehensive Plan, and land development code that include performance criteria designed to protect and conserve surface waters, floodplains, groundwater resources and wetlands from physical and hydrologic alterations and direct incompatible land uses away from these resources.

CCM Policy 1.13.1

The City shall include in its Land Development Code a requirement that any development that contains land meeting the definition of a wetland, as defined by the Comprehensive Plan shall conduct wetland delineation. A delineation of the upland wetland boundary shall be established by a professional registered wetland specialist, biologist or similar profession or registered engineer that, through a comprehensive planning process, identifies the types, values, functions, size, conditions and specific locations of the wetlands on the site.

CCM Policy 1.13.2

Future land uses which are incompatible with the protection and conservation of surface waters, floodplains, groundwater resources and wetlands and their functions shall be directed away from these resources.

CCM Policy 1.13.3

The type, intensity or density, extent, distribution and location of allowable land uses and the types, values, functions, sizes, conditions and locations of the City's resources are land use factors which shall be considered when directing incompatible land uses away from floodplains, floodways, and wetlands.

CCM Policy 1.13.4

The policies of the Conservation and Coastal Management Element shall not be construed to prevent timbering operations so long as timbering operations utilize best management practices specified in the most recent Silviculture Best Practices Handbook published by the Florida Department of Agriculture and Consumer Sciences, Division of Forestry ~~to minimize the effects of the wetlands.~~

Regional Water Supply Planning

CCM Objective 1.14

The City shall explore the development of alternative water supplies to meet future needs.

CCM Policy 1.14.1

The City shall continue to explore opportunities to expand water conservation efforts in conjunction with wastewater improvements and/or expansions.

CCM Policy 1.14.2

When improving or expanding the City's water systems the City shall evaluate feasible alternative water supply sources.

CCM Policy 1.14.3

The Water Supply Facilities Work Plan shall identify long-term water supply strategies consistent with programs relating to the City's consumptive use permit, as modified from time-to-time, the SJRWMD Regional Water Supply Plan, and the Five-year schedule of Capital Improvements Plan.

CCM Policy 1.14.4

The City shall develop and adopt a water conservation program consistent with any Consumptive Use Permit (CUP) stipulations and requirements to decrease demand placed on groundwater resources.

CCM Policy 1.14.5

The City's land development regulations shall encourage all new development to be designed in accordance with the limitations of the natural environment and the conservation of water resources including the use of infill, redevelopment, clustered development, attached dwelling units and other innovative land development techniques to decrease water use. These techniques may include, but not be limited to the following:

- a. preservation of native vegetation on site;
- b. use of xeriscaping and/or drought resistant plant materials (including preservation of existing native vegetation) for new development and redevelopment;
- c. limitation of the amount of impervious surface (such as paving and parking areas);
- d. using shallow wells or recycling for irrigation purposes;
- e. use of water saving devices and plumbing fixtures including encouraging retrofitting of water saving devices and ultra-low flow fixtures within existing structures;
- f. implementation of water loss prevention programs;
- g. encourage the use of lower quality sources of water first including recycled water and stormwater, if feasible;
- h. maintain a base rate for water usage, as well as, a conservation billing rate structure; and,
- i. developing other innovative techniques that create incentives to conserve.

CCM Policy 1.14.6

The City shall develop a billing rate structure which benefits users whose demand on the groundwater resources is below the per capita average.

CCM Policy 1.14.7

The City shall encourage low water use landscape for both residential and commercial development.

CCM Policy 1.14.8

The City shall routinely conduct water audits to determine water loss, and enforce the SJRWMD's applicable landscape irrigation rule, as amended from time to time.

Conserve and Appropriately Use Energy

CCM Objective 1.15

The City shall increase its efforts toward sustainable development by developing strategies to reduce greenhouse gas (GHGs) emissions and to implement energy-efficiency measures, where feasible.

CCM Policy 1.15.1

The City shall promote awareness of environmental issues related to the built environment by developing environmental education content for the City's website, including making available environmental GIS data and other data such as aerial photography, air quality index and water quality testing results from natural water bodies. The website shall also include "Green Building" benefits and highlight sustainable initiatives of the local government.

CCM Policy 1.15.2

The City shall encourage the development community to obtain green certifications under the United States Green Building Council, Florida Green Building Coalition, Florida Yards and Neighborhoods Program, Energy Star and Florida Water Star™ programs by providing incentives that make these certifications advantageous.

CCM Policy 1.15.3

The City will encourage new facilities to be designed and built according to the principles promoted by the Leadership in Energy and Environmental Design (LEED), Energy Star and Florida Water Star™ programs, as appropriate and financially feasible.

CCM Policy 1.15.4

The City shall routinely conduct audits of City facilities to determine electric power usage and the potential for energy and cost savings in lighting, heating and cooling of air and water,

equipment power usage, and potential alternative/renewable electric power generation sources. The City may create a central database, or other appropriate system, to track electric and other utility costs.

CCM Policy 1.15.5

The City will encourage redevelopment throughout the city to retrofit buildings to be more energy efficient, and to encourage new development and infill development to be compact and walkable, as per the future land use plan, goals, objectives and policies and future land use map series.

CCM Policy 1.15.6

The City has established wetland areas as the carbon sequestration areas and established policies to encourage energy conservation throughout the City.

Coastal Management Goal

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

To prevent loss of life and damage to property in the coastal areas from the effects of natural disasters, including sea level rise and intense rain events, while encouraging appropriate public access to and use of coastal areas.

Maintain, Restore, Enhance Coastal Quality

CCM Objective 2.1

Monitor whether any waterbodies have been designated as Class II Waters by the Department of Environmental Protection within the city limits, and the City will work to insure that these water bodies remain open for shellfish propagation and harvesting.

CCM Policy 2.1.1

The City maintains three (3) Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones shall be determined on a site specific basis during site plan review of each development proposal.

Conservation Overlay Zone 1 Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers, boat docks, and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone.

Conservation Overlay Zone 2 This Conservation Overlay Zone allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas and residential and commercial development, providing that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category.

Conservation Overlay Zone 3 The restrictions on uses and other development and performance standard requirements within this zone including tree canopy and tree removal are governed by the City's Comprehensive Plan, including the underlying Future Land Use Category, and the City's land development regulations.

CCM Policy 2.1.2

The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Permits for structures and uses located within Conservation Overlay Zone 1 shall 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 25 feet landward of the most restrictive jurisdictional line.

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 significant trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

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

CCM Policy 2.1.3

Development in Conservation Overlay Zones shall conform to all requirements of the Federal Emergency Management Agency (FEMA) relating to flood control and prevention. Finish floors must be constructed at or above the base flood elevation plus any defined freeboard established prior to a Certificate of Occupancy being issued for the structure, the City shall continue to require an Elevation Certificate signed by a licensed engineer or surveyor certifying that the lowest floor of the structure has been constructed at or above the established base flood elevation plus any defined freeboard.

The City shall continue to maintain three (3) conservation overlay zones: Conservation Overlay Zone 1 for the protection of habitat waterward of the most restrictive jurisdictional line; Conservation Overlay Zone 2 for the protection of natural habitat one hundred feet (100') landward of the most restrictive jurisdictional line; and Conservation Overlay Zone 3 for the protection of natural habitat beyond one hundred feet (100') landward of the most restrictive jurisdictional line.

Applications for development in any of the Conservation Overlay Zones shall be evaluated according to the following criteria:

- (1) Site specific conditions.
- (2) The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones.
- (3) Natural and proposed drainage patterns.
- (4) Effect of point and nonpoint discharge in the marine environment.
- (5) Proposed soil stabilization and erosion control methods.
- (6) Impact on floodplain.
- (7) Impact of development on vegetative and animal communities.
- (8) Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
- (9) Effect of shade on vegetation and shellfish.
- (10) Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
- (11) Impact of development on shoreline by linear feet and percent of site.
- (12) Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
- (13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.
- (14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.
- (15) Impact of development on water quality.
- (16) Impact of development on shellfish and on commercial and sport fish and waterfowl.
- (17) The City shall pursue no net loss in wetlands by both amount and type of community.
- (18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species, and protecting native vegetative communities from destruction by development activities.

CCM Policy 2.1.4

No landfills or dumps shall be permitted in Conservation Overlay Zones 1 or 2. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.1.5

The City shall continue to enforce the City Code which prohibits the discharge of any sewage or other polluted waters except where suitable treatment has been provided by the City. Tertiary treatment shall be considered a suitable treatment. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.1.6

Require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.1.7

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

CCM Policy 2.1.8

The City will continue to enforce the City Code which requires development to connect to the city's sanitary sewer system if available if sewer is not available to the property, and cannot be made available in conjunction with construction, septic tank permits may be issued by St. Johns County Health Department as a temporary on-site sewage disposal system. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.1.9

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

CCM Objective 2.2

Maintain or improve the quality of the water in the city's estuaries. The City will continue to monitor water quality in the city's estuaries as reported in the Florida Water Quality Assessment 305b Technical Report published by the Florida Department of Environmental Protection.

CCM Policy 2.1

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

CCM Policy 2.2.2

Continue to cooperate with the Florida Department of Environmental Protection (FDEP) and any other government agency or adjacent local jurisdictions which monitors water quality in the City's estuaries.

CCM Objective 2.3

Protect and conserve minerals and soils by continuing enforcement of the land development regulations.

CCM Policy 2.3.1

The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities. (Adopted June 2011, Ord #2011-02)

CCM Objective 2.4

Protect coastal wetlands, coastal barriers, estuaries, tidal marshes, wildlife habitat, marine habitat and living marine resources. The City will continue to enforce all City development regulations related to development in or adjacent to environmentally sensitive areas.

CCM Policy 2.4.1

The City shall continue to protect wetlands by adopting land development regulations which establish minimum setbacks, identify minimum buffers in which no development would be permitted, and eliminate direct discharges. The City shall pursue no net loss of wetlands. The measurable target for this policy is the number of wetlands at the time of adoption minus the number of wetlands at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.

CCM Policy 2.4.2

The City shall protect native vegetation and wildlife habitat by adopting land development regulations which establish measures for the protection of native vegetation (trees, shrubs and grasses) and wildlife habitat. The City shall pursue retaining 50% of the native vegetation on development sites. As implemented in the land development code.

CCM Policy 2.4.3

The City shall take any action specifically requested by the State Division of Parks and Recreation and the Florida Fish and Wildlife Conservation Commission to protect sea turtles and their nests in the Anastasia State Recreation Area during the nesting season. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.4.4

The City shall take any action specifically requested by the U. S. Army Corps of Engineers to support their periodic beach renourishments in the Anastasia State Recreation Area during the winter and spring to protect sea turtle nesting areas. The City shall also take any action specifically requested by the U.S. Army Corps of Engineers to support their practice of placing beach grade sand from the periodic maintenance dredging of St. Augustine Inlet, and the Intracoastal Waterway directly on the beaches of Anastasia State Recreation Area to reverse the effects of erosion.

CCM Policy 2.4.5

Since there are no existing natural reservations in the City, none are identified in the Recreation and Open Space Element. If, in the future, there are natural reservations in the city, then the City shall develop policies to protect those natural reservations. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.4.6

The City will continue to encourage the retention and installation of native vegetation through the incentives and credits outlined in the City Code.

CCM Policy 2.4.7

Encourage Florida East Coast Railway officials and other property owners not to renew leases for the billboards which are located along Ponce de Leon Boulevard (U. S. 1) and State Road 16 near the marsh when those leases are considered for renewal. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.4.8

The City shall continue to support the established practice of the Anastasia Mosquito Control District not to do aerial spraying within the City limits, and to avoid truck spraying during the mating season in the areas known to be inhabited by the Sweadner's Hairstreak Butterfly. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.4.9

As an additional means of protection, the City shall consider public acquisition of lands that contain significant natural resources including environmentally sensitive areas, natural vegetative communities, and wildlife habitats. Such lands, should they be acquired, shall be managed as open space and for passive outdoor recreation in a manner that furthers the protection of the resources occurring on site. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.4.10

The City shall take efforts to enhance degraded natural resources by means such as the removal of non-native and invasive plant species that occur within native vegetative communities, restoration of natural hydrology, and landscaping with indigenous, drought tolerant plant species. (Adopted June 2011, Ord #2011-02)

CCM Policy 2.4.11

As the only beaches and dunes within the city limits are in the Anastasia State Recreation Area, over which the City has no regulatory jurisdiction, the City will continue to support the efforts of the State Division of Parks and Recreation to protect the beaches and dunes, and restore the altered or degraded beaches and dunes. (Adopted June 2011, Ord #2011-02)

Preserve Wildlife

CCM Objective 2.5

The City shall encourage development and management of resources in a manner which sustains local wildlife, their habitat and the ecological services of the land, and shall protect significant habitats of populations of threatened or endangered species in accordance with the provisions of the Endangered Species Act (ESA) 16 USC 1531, and Florida Administrative Code Division 68A.

CCM Policy 2.5.1

When reviewing development proposals for public or private development, the City shall take into account the following strategies:

- a. When planning for a larger parcel or contiguous smaller parcels, emphasize a compact, clustered development pattern over a sprawling one;
- b. Preserve water body and riverine green edges in order to conserve an upland buffer that links the water to larger habitat areas;
- c. Where possible do not subdivide properties in a manner that creates multiple lots to the water's edge; instead, maintain a common community shoreline corridor with an upland component that links to larger habitat areas;
- d. Preserve native vegetation and habitat types;
- e. Preserve forested areas, the understory and native soil associations; and
- f. Avoid activities that dehydrate landscape features or alter the seasonal water flows or duration of inundation to wetlands, hammocks or water bodies.

CCM Policy 2.5.2

The City shall protect significant habitats for native wildlife and vegetation in areas of known environmentally sensitive habitats, including habitats of endangered species. The Land Development Code shall be updated with regulations to ensure that prior to the issuance of development permits in such areas, detailed inventories and assessments of impacts of development shall be conducted. The City shall seek assistance from the Florida Department of Environmental Protection (FDEP) and the Florida Fish and Wildlife Conservation Commission (FFWCC) in assessing identification of habitat, and any needed relocation or mitigation.

CCM Policy 2.5.3

The City shall plan for the provision of wildlife corridors (greenway corridors) to allow for survival of species, prevent isolation of natural communities, and decrease fragmentation of habitat. In planning for wildlife corridors (greenway corridors), the City should take into account maintaining large, connected areas of natural vegetation, wide vegetation corridors along major water courses, and connectivity for movement of key species.

CCM Policy 2.5.4

The City shall evaluate the presence of native upland habitats and their linkages to contiguous or related lowland and wetland habitats, and consider implementation of regulations to protect these native upland habitats including strategies such as retaining native vegetation, providing for undeveloped habitat buffers around waterways, protecting areas of temporary or seasonal wetlands and ponds, and identifying opportunities for linking open space, stormwater facilities and buffers to create separation from human and wildlife communities.

CCM Policy 2.5.5

The City shall seek assistance from the Florida Fish and Wildlife Conservation Commission, the Florida Department of Environmental Protection, the U.S. Fish and Wildlife Service, and any other appropriate entity for the identification and protection of species of special concern, or threatened and endangered species. These agencies shall also be requested to assist in updates to and the development of the City's land development regulations and future ordinances for the protection of these resources, especially the manatee, sea turtle, gopher tortoise, shorebirds, and other identified species of special concern or threatened or endangered species within the City.

CCM Objective 2.6

The City shall commit to preservation of community trees and the urban forest to improve air quality, community health, quality of life, aesthetics, and energy conservation.

CCM Policy 2.6.1

The City shall implement recommendations from the Urban Forestry Management Plan, including updating the existing inventory of street trees.

CCM Policy 2.6.2

The City shall establish a tree planting and replacement strategy for street and public trees, including goals for maintenance trimming and pruning and use of a Tree Fund to facilitate planting efforts. Where feasible, any maintenance should follow arborist-approved tree pruning practices.

CCM Policy 2.6.3

The City shall discourage invasive vegetation from plant materials permitted in public or private landscape plans. The City shall make a commitment to removal of invasive vegetation from rights-of-way and public property, and inform private property owners of the benefits of removing invasive vegetation.

CCM Policy 2.6.4

In order to prevent catastrophic loss to the City's public trees due to insect or disease, the City shall diversify public tree species when planting new or replacement trees.

CCM Policy 2.6.5

The City shall consider implementing tree and landscaping plans for specific public areas and rights-of-way.

CCM Policy 2.6.6

The City shall continue to seek Tree City USA designation on an annual basis and participate in Arbor Day commemoration.

CCM Policy 2.6.7

The City shall consider implementing a heritage tree program through the Land Development Code and encourage private property owners to apply for heritage tree designation.

CCM Policy 2.6.8

The City shall regularly monitor the Land Development Code requirements regarding tree and landscaping requirements in order to assess their ability to best protect the City's existing trees.

CCM Policy 2.6.9

The City shall conduct community outreach and education encouraging property owners to maintain existing trees and plant new trees.

Ecological Planning Principles

CCM Objective 2.7

Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to Salt Run, the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with land adjacent to the riverine environments.

CCM Policy 2.7.1

New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition:

1. marinas should be located within one statute mile of passes or inlets;
2. marinas must be located in areas designated for such use by the Future Land Use Plan;
3. all marina basins shall be designated idle speed zones;
4. marinas must be constructed in naturally deep water to minimize dredging, and basins should be of sufficient depth to prevent stirring up of bottom sediments by boat propellers;
5. marinas should be constructed adjacent to upland high bluffs or in areas where the salt marsh has been subject to extensive past disturbance;
6. marina entrances should be located such that maximum tidal flushing and circulation occurs;
7. marina construction should include linear development, and docking space should be designed to minimize or avoid impacts on salt marsh or other native vegetation; and marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 2.7.2

The following performance standards shall apply to development of water dependent and water-related uses:

- (1) compliance with all of the conditions of any regulatory agency permits required for the development;
- (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in 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. (Adopted June 2011, Ord. #2011-02)

CCM Objective 2.8

Within the City there are two public access, permitted marine navigation channels: the San Sebastian River Channel and the Salt Run Navigation Channel. The San Sebastian Channel serves the City's "Working Waterfront". The Salt Run Channel serves the City's only public boat ramp and it serves one of the City's public mooring fields. Both the San Sebastian Channel and the Salt Run Channel provide both commercial and recreational boater access to the Atlantic Intracoastal Waterway and the Atlantic Ocean. The City, in partnership with other governmental agencies will work to maintain these public navigation channels as permitted by State and Federal agencies. (Adopted June 2011, Ord. #2011-02)

CCM Policy 2.8.1

The St. Augustine Inlet Navigation Channel provides the City marine access to the Atlantic Ocean. The U.S. Army Corps of Engineers with their local sponsor the St. Augustine Port Waterway & Beach District are responsible for maintaining the inlet navigation channel. This ocean access navigation channel is an important economic asset to the City's marine and tourist industries. The City will support the efforts of the USACOE and the SAPW&BD to maintain this ocean access navigation channel. (Adopted June 2011, Ord. #2011-02)

Development in CHHA

CCM Objective 2.9

The City shall limit population densities in coastal high hazard areas as depicted in the Coastal High Hazard Areas Map adopted as part of the Future Land Use Map series. The coastal high hazard area for the City shall be considered the evacuation zone for a category 1 hurricane. (Adopted June 2011, Ord. #2011-02)

CCM Policy 2.9.1

In the event that public or private property in the City is damaged by a natural disaster, the post disaster redevelopment will reduce or eliminate the risk of human life and property damage by natural hazards which includes sea level rise and intense rain events. The measurable target for this objective is that, in the event property is damaged or destroyed by a natural disaster, post disaster redevelopment will be in accordance with: (1) the densities and intensities of land use established by the Future Land Use Plan; (2) the criteria for developing in the Conservation Overlay Zones implemented by the City Code; and (3) requirements of the Building Code.

CCM Policy 2.9.2

New development, alterations to existing structures and repairs to existing structures that sustain damage greater than 50% of their structural value located in the coastal high hazard areas as

depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series shall be constructed or repaired to comply with the current building code of the City, as required by the State of Florida. Seawalls located in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map that sustain damage greater than 50% of the seawall area due to a tropical storm or hurricane shall be rebuilt as revetments or rip-rap, or be replaced with native vegetation. The City will prepare, 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. (Adopted June 2011, Ord. #2011-02)

CCM Objective 2.10

The City shall protect property, residents, and visitors within the Coastal High Hazard Area. Protection shall be provided through appropriate designations on the Future Land Use Map to ensure that population is directed away from the coastal high hazard area, limitations on construction of infrastructure in the Coastal High Hazard Area, and coordination with hazard mitigation and post-disaster plans.

CCM Policy 2.10.1

The City shall designate Coastal High Hazard Areas (CHHA) on the Future Land Use Map (FLUM) series and ensure the criteria for mitigation found in a coastal high-hazard area is met, as defined in F.S. 163.3178(9). The CHHA is the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

CCM Policy 2.10.2

The City shall carefully consider public expenditures for infrastructure improvements which subsidize increases in development in the CHHA. An increase in development means a change in land use to a more dense or intense category or a redevelopment activity which increases density or intensity. Improvements to a public facility which are necessary to address a deficiency, necessary to serve the existing population, and constructed in a manner that minimizes impacts from storm events may be allowable.

CCM Policy 2.10.3

Prior to the development of public facilities in the CHHA, it shall be determined that no other feasible sites exist outside that area. Where public facilities are proposed for renovation or expansion, relocation shall be considered as an option. If construction of public facilities in the CHHA occurs, all facilities must be flood proofed to ensure minimum damage from storms and hurricanes.

CCM Policy 2.10.4

The City shall maintain a list of infrastructure facilities located in the CHHA which could be relocated, mitigated or replaced should state or federal funding become available for such activities. It is the City's intent to relocate, replace, or mitigate impacts to listed infrastructure facilities as funds become available.

CCM Policy 2.10.5

All new permanent building construction shall meet the standards of the National Flood Insurance Program (NFIP) and the City's floodplain protection regulations, including nonresidential construction within the coastal high hazard area meeting storm and flood proofing standards exceeding those required for a 100-year storm.

CCM Policy 2.10.6

The City shall continue to allow development within the CHHA; however, the City shall direct population concentrations, including nonresidential development, away from the CHHA. Development and/or redevelopment in the CHHA shall not increase the intensity currently allowed by the Comprehensive Plan.

CCM Policy 2.10.7

The City shall prohibit the location of new assisted living facilities, nursing homes, hospitals, or other similar facilities that provide critical health services or serve special needs populations within the CHHA.

CCM Policy 2.10.8

The City recognizes sea-level rise as a potential coastal hazard, and shall work with St. Johns County and state and regional entities as appropriate to develop strategies for responding to sea-level rise, including:

- a. Analysis of the estimated sea-level rise and its effects on estuaries, wetlands, floodplains, beaches, and uplands;
- b. Identification of structures and areas of possible risk;
- c. Determination of additional data and research needed;
- d. Assistance from state and federal agencies;

- e. Analysis of City and County buffer requirements and whether additional buffering should be required;
- f. Evaluation of locating public facilities in areas projected to be affected by rising sea level;
- g. Consideration of the effects of sea-level rise on potable water sources, saltwater intrusion, septic systems, wastewater treatment facilities, and the water table;
- h. Consider the Historic Preservation Master Plan; and
- i. Creation of Adaptation Action Areas, as permitted by state statute.

Protect Against Natural Disasters

CCM Objective 2.11

Ensure that a total evacuation of the city in the event of a Category 2 storm can be accomplished in a time period determined to be safe as provided for in the St. Johns County Comprehensive Emergency Management Plan.

CCM Policy 2.11.1

The St. Johns County Comprehensive Emergency Management Plan addresses County action before, during and after any natural disaster (including hurricanes); and County interaction with other governmental and non-governmental agencies related to disaster preparation and response. The decision to activate the Emergency Operations Center is made by St. Johns County. The decision to evacuate all or part of the City shall be coordinated with the County Emergency Operations Center. Residents living in areas to be evacuated shall be notified to evacuate via all available media, and by the police and fire departments. Notice to evacuate shall be given as soon as the expected time and location of landfall is known, and shall not be less than 12 hours prior to the expected landfall. When the evacuation order is issued, the locations of open evacuation shelters will be publicized. The decision to evacuate the Florida School for the Deaf and the Blind is made by school officials. The decision to evacuate county-operated nursing homes is made by St. Johns County.

CCM Policy 2.11.2

The City shall maintain a current list of all evacuation shelters in St. Johns County, including the location and capacity of each shelter. This list shall be updated as necessary to reflect current conditions.

CCM Objective 2.12

The City shall protect the safety of residents and visitors through making residents aware of the threats related to developing within the Coastal High Hazard Area, preparation of a post-disaster plan, and through maintaining evacuation routes and standards for evacuation times.

CCM Policy 2.12.1

The City shall coordinate with St. Johns County for the safe evacuation of the coastal population in accordance with the St. Johns County's hurricane evacuation plan.

CCM Policy 2.12.2

The City shall prioritize the improvement of City transportation facilities to give special consideration to routes for hurricane evacuation, and shall coordinate with the State and St. Johns County to prioritize improvement of State and County transportation facilities necessary for hurricane evacuation.

CCM Policy 2.12.3

The City shall coordinate with the County's Emergency Management Director whenever the County updates its hurricane evacuation plan, disaster preparedness plan, Local Mitigation Strategy, and Post-Disaster Redevelopment Plan. An analysis of the existing plans shall include the following:

- a. Road carrying capacities as compared to the needs of the main evacuation routes, based upon population to be evacuated;
- b. Number and adequacy of shelters to serve the City's population;
- c. Methods of issuing evacuation orders to ensure all residents are adequately notified and, if necessary, assisted during evacuation;
- d. Adequacy of educational information available and reaching the public regarding shelters, evacuation routes, emergency assistance, and enforcement of evacuation orders; and
- e. Current information on the number and location of special needs population.

CCM Policy 2.12.4

The City shall coordinate with St. Johns County Emergency Management to distribute the hurricane guide, updated annually, showing evacuation routes, hurricane hazards, safety procedures, shelters, and other pertinent information for its citizens, including special needs populations.

CCM Policy 2.12.5

The City shall develop and maintain a post-disaster redevelopment plan to address strategic actions necessary to establish order, communication, and basic service delivery systems necessary for health, safety, and welfare following a hurricane or other natural disaster. This plan shall be reviewed with the County for compliance with the local Comprehensive Emergency

Management Plan. The post-disaster redevelopment plan should provide a basis for policies related to the following activities during times of natural disaster:

- a. Potentially establishing a temporary moratorium on building activity;
- b. Reviewing and deciding upon emergency building permits;
- c. Coordinating with State and federal officials to prepare disaster assistance applications;
- d. Analyzing and recommending to the City Commission hazard mitigation options, including reconstruction or relocation of damaged public facilities;
- e. Developing a redevelopment plan including limitations on redevelopment in areas which have historically experienced destruction or severe damage from storm surge, waves, erosion, or other manifestations of storm-driven waters;
- f. Discouraging the rebuilding and redevelopment of facilities which encourage growth in hazardous areas, except for necessary services for existing development
- g. Ensuring that land acquisition programs include provisions for the possible redirection of funds to acquire estuarine properties which should not be redeveloped following a major disaster;
- h. Recommending amendments to the local emergency plan and other appropriate policies and procedures;
- i. Distinguishing between immediate repair and cleanup action needed to protect public health and safety and long-term repair and redevelopment activities;
- j. Eliminating unsafe conditions and inappropriate uses;
- k. Incorporating applicable recommendations of interagency hazard mitigation reports;
- l. Identifying mechanisms for the removal, relocation, or structural modification of damaged and unsafe structures;
- m. Considering development credits or transfer of development rights for use as incentives to reduce rebuilding damaged structures in the coastal high hazard area;
- n. Identifying areas needing redevelopment; and
- o. Providing for strategies to address historic and cultural resources.

CCM Policy 2.12.6

The City shall require the redevelopment of any structure that received storm damage in excess of fifty (50) percent of the structure's appraised value to meet all current laws and ordinances, including those enacted since construction of the subject structure. The City shall address potential exemptions for historic structures in relation to this policy.

CCM Policy 2.12.7

The City shall coordinate coastal area population densities with hurricane evacuation plans. The City shall enforce land development regulations which ensure that land use decisions impacting population density within the Level A evacuation zone, and the category 1 and 2 storm surge inundation zones are coordinated with the County's hurricane evacuation plan and applicable regional or State hurricane evacuation study.

CCM Policy 2.12.8

Disaster preparedness plans shall address the needs of special needs populations, including evacuation and specific shelter requirements. The City will assist the County and support County efforts to identify and maintain data on special needs populations.

CCM Policy 2.12.9

The City shall continually coordinate with the County's Emergency Management Department to develop a plan for reducing the hurricane evacuation time within the County.

CCM Policy 2.12.10

The City shall continually coordinate with the County's Emergency Management Department to ensure that adequate hurricane shelters are available to serve the City's residents and visitors.

CCM Policy 2.12.11

Construction in floodplains shall adhere to local development standards in keeping with the requirements of the National Flood Insurance Program (NFIP). The City shall maintain maps of existing development and densities within the floodplain.

Ports

CCM Policy 2.13.1

New marinas must incorporate the manatee protection recommendations of the Department of Environmental Protection (FDEP). The City shall support the establishment of no wake zones and posted manatee areas that are not within a new marina's boundaries. New marinas shall be required to have pumpout facilities. (Adopted June 2011, Ord. #2011-02)

CCM Policy 2.13.2

The City will also work to protect working waterfronts consistent with Florida Statutes 342.07.

Preservation

CCM Policy 2.14.1

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

Perils of Flood and Sea Level Rise

CCM Objective 2.15

The City will reduce natural hazard impacts through compliance with FEMA regulations, participation in the NFIP's Community Rating system (CRS), and by targeting vulnerable properties for mitigation.

CCM Policy 2.15.1

The City shall continue to participate in the Federal Emergency Management Agency's National Flood Insurance Program and Community Rating System in order to achieve higher flood insurance premium discounts.

CCM Policy 2.15.2

Development and redevelopment in the City will be consistent with or more stringent than the flood-resistant constructions in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R part 60.

CCM Policy 2.15.3

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

CCM Objective 2.16

The City will implement adaptation strategies and engineering solutions for areas vulnerable to coastal flooding, tidal events, storm surge, flash floods, stormwater runoff, salt water intrusion and other impacts related to climate change or exacerbated by sea level rise, with the intent to increase the City's comprehensive adaptability and resiliency capacities.

CCM Policy 2.16.1

To assess the impacts of sea level rise and increased rainfall, at a minimum, the City will draw upon the Coastal Vulnerability Assessment: City of St. Augustine and Strategic Adaptation Plan for St. Augustine, Florida, or similar detailed vulnerability assessment. The City's basis for measuring sea level rise may be revised from time-to-time in acknowledgement of evolving data and associated vulnerabilities.

CCM Policy 2.16.2

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

Adaptation strategies shall apply to the following:

- a. Public infrastructure planning, siting, construction, replacement, operation, and maintenance;
- b. Emergency management;
- c. Stormwater management;
- d. Land development regulations;
- e. Building codes;
- f. Comprehensive planning; and
- g. Other functions.

CCM Policy 2.16.3

Any construction activities seaward of the coastal construction control lines (CCCL) established pursuant to s. 161.053 will be consistent with Chapter 161: Beach and Shore Preservation. Infrastructure and roadway improvements within already developed public rights-of-way will be maintained as required to meet minimum level of service standards.

CCM Policy 2.16.4

Armoring or other shoreline stabilization efforts by property owners shall not disrupt or harm adjacent or nearby properties.

CCM Policy 2.16.5

The City shall engage stakeholders, St. Johns County and other agencies to increase planning and implementation of natural erosion prevention and hazard mitigation.

CCM Policy 2.16.6

The City shall promote the installation of low impact development (LID) or green infrastructure (GI) on public property and encourage its installation on private property. Potential types of LID/GI include but are not limited to:

- a. Bioretention cells and rain gardens;
- b. Permeable pavements;
- c. Cisterns and detention basins;
- d. Bioswales; and
- e. Green roofs

CCM Policy 2.16.7

The City shall discourage the disturbance of natural shorelines to improve and continue the shoreline stabilization, protection and habitat benefits natural shorelines provide by continuing to enforce the City's no net loss of wetlands policies, Conservation Overlay Zone 1 review requirements, and coordinating with the SJRWMD and other state agencies to preserve natural shorelines and jurisdictional wetlands through the ERP program.

CCM Policy 2.16.8

In the next update of the stormwater master plan, the City shall incorporate an increase in green infrastructure strategies to reduce run off, and provide additional opportunities for water capture and filtration.

CCM Policy 2.16.9

Any established Adaptation Action Area in accordance with Sections 163.3164(1) and 163.3177(6)(g)10 F.S. is with the purpose to increase grant and other funding opportunities and identify creative solutions to achieve the following goals:

1. Protect the health, safety and welfare of residents;
2. Prevent damage to public and private property;
3. Reduce National Flood Insurance Program premiums to property owners; and
4. Prioritize projects and funding that aim to increase the resilience of the City to natural hazards, sea level rise, and flooding.

CCM Policy 2.16.10

The City shall continue to use public input, subject matter experts, and best available science/data to refine the identification of any Adaptation Action Area(s).

CCM Policy 2.16.11

The City shall utilize- tools, site development techniques and strategies for development or redevelopment within any Adaptation Action Area, including but not limited to the following in order to mitigate flooding and effects of sea level rise and storm surge to protect property:

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design;
2. Hybrid stormwater master plan to integrate a combination of green and gray

infrastructure, including but not limited to bioretention, increasing pipe capacity, stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies;

3. Underground utilities in vulnerable and feasible areas;
4. Assess parking standards and redesign parking lots with greater water capture techniques;
5. Comprehensive planning;
6. Land development regulations;
7. Increases of setback lines;
8. Natural shoreline restoration;
9. Permeable pavement;
10. Dry and wet flood proofing of structures; and
11. Green/open space.

CCM Policy 2.16.12

The City will work to institute the practice of adapting and mitigating the built environment to address natural hazards, flooding, and impacts from sea level rise across all plans, policies, procedures, and in coordination with partner agencies.

CCM Policy 2.16.12.1

The anticipated impacts of storm surge and sea level rise shall be a consideration in the implementation and administration of the City's Comprehensive Plan, building and life-safety codes, capital improvement plans, emergency management plans, land development codes, water resource and stormwater management plans, any coastal management plans, and economic development programs.

CCM Policy 2.16.13

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

1. Green street techniques to divert, capture or absorb water in a way to reduce flood impacts on private property, including, but not limited to street trees, landscaped areas and vegetative curb extensions, bioswales, vernacular streetscapes, and roadway re-design;
2. Hybrid stormwater master plan to integrate a combination of green and gray infrastructure, including but not limited to bioretention, increasing pipe capacity,

- stormwater parks, rain garden/bioswales, pumps, and water flow diversion strategies;
3. Underground utilities in vulnerable and feasible areas;
 4. Assess parking standards and redesign parking lots with greater water capture techniques;
 5. Comprehensive planning;
 6. Land development regulations;
 7. Increases of setback lines;
 8. Natural shoreline restoration;
 9. Permeable pavement;
 10. Dry and wet flood proofing of structures; and
 11. Green/open space.

CCM Objective 2.17

The reestablishment of businesses after a disaster is critical to the redevelopment of the impacted area.

CCM Policy 2.17.1

The City will cooperate with local businesses and organizations to aid in disaster planning and recovery for businesses located in the impacted area.

CCM Policy 2.17.2

The City will cooperate with the local business community to develop an informational program about hurricane preparedness for local businesses.

CCM Objective 2.18

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

CCM Policy 2.18.1

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

CCM Policy 2.18.2

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

CCM Policy 2.18.3

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