

CITY OF ST. AUGUSTINE BEACH



COMPREHENSIVE PLAN 2040 Goals, Objectives, and Policies

Adopted – January 6, 2020

FUTURE LAND USE ELEMENT
GOALS, POLICIES AND OBJECTIVES

GOAL L.1

THE CITY WILL EFFECTIVELY MANAGE GROWTH AND DEVELOPMENT BY DESIGNATING AREAS FOR ANTICIPATED FUTURE LAND USES WHICH WILL MAKE ST. AUGUSTINE BEACH A DESIRABLE PLACE TO LIVE, WORK AND PLAY, WHILE CONSERVING THE NATURAL ENVIRONMENT.

Objective: Environmental Conditions

L.1.1 For future land use decisions the City shall maintain in the Land Development Regulations provisions for the protection of natural resources, soil conditions and topographic relief as conditions for any development order approval.

Policies

L.1.1.1 The City shall maintain the tree ordinance to preserve/replant the natural or native vegetation within the City to maintain the natural beauty and water quality of the area, to control erosion, and to retard runoff.

L.1.1.2 For the protection of natural resources, the City shall work with local, State and Federal agencies to minimize deleterious effects on the natural environment.

L.1.1.3 The City shall pursue private, State and Federal grant funding sources to purchase open space and natural areas to conserve natural resources in the City.

L.1.1.4 The City shall regulate development by enforcing the appropriate provisions in its Land Development Regulations and by following its Future Land Use Map.

L.1.1.5 The City shall maintain in its Land Development Regulations standards for intensities of permitted uses which are consistent with the land use densities as defined on the Future Land Use Map, hereby included by reference.

L.1.1.6 All development orders shall be governed by the City's Land Development Regulations and the goals, objectives and policies of this Element and the other applicable elements of the Comprehensive Plan.

L.1.1.7 The City shall prohibit the erection of any obstacle which would prevent safe and convenient onsite traffic flow from a site's parking area or prevent sharing access drives with adjacent properties by enforcing the provisions in the Land Development Regulations.

L.1.1.8 The City shall continue to support grants for purchase and preservation of environmentally sensitive lands through the Florida Forever/Florida Communities Trust (FCT) Grant program and on other grant programs.

Objective: Essential Facilities and Services

L.1.2 St. Augustine Beach shall ensure the provision of necessary public facilities and services to future development at the adopted Level of Service Standards, by conditioning development orders and permits on the availability of public facilities and services at the adopted level of service.

Policies

L.1.2.1 The City will maintain provisions in the Land Development Regulations that require necessary public facilities and services are available or will be in place concurrent with the impacts of the development.

L.1.2.2 Should any potable water wellfields be located within the City or adjacent to its boundaries, the City shall cooperate with St. Johns County to protect them from developmental impacts by means of an interlocal agreement.

L.1.2.3 The City shall ensure the availability of suitable land for utilities in support of development by maintaining in its Land Development Regulations provisions for the dedication of utility sites upon receiving a plat approval or final development plan approval.

L.1.2.4 Public schools are a permitted use in the following land use categories: Institutional/Governmental, Commercial and High Density Residential; and that the delineation of land use categories for public schools shall be done in accordance with s.163.3177(6)(2), Florida Statutes.

Objective: Surrounding Land Uses

L.1.3 The City shall not allow land uses that are inconsistent with the City's character, and will maintain conditions for the removal of non-conforming land uses in the Land Development Regulations.

Policies

L.1.3.1 The City shall prohibit encroachment of commercial and other incompatible land uses into residential areas, unless it is a component of a mixed use development.

L.1.3.2 The Land Development Regulations shall include provisions to require a vegetative or a structural barrier between commercial and residential land uses to screen noise and glare and to visually screen adjacent non-compatible land uses.

L.1.3.3 The City shall maintain in the Land Development Regulations design guidelines and standards for buffering, location of curb cuts, landscaping and signage associated with proposed development.

L.1.3.4 Commercial development shall not be allowed in to intrude into areas designated as residential on the Future Land Use Map.

L.1.3.5 The City shall promote the compatibility of adjacent land uses through its development review process and implementation of the Land Development Regulations.

Objective: Historic and Archaeological Resources

L.1.4 The City will assure the protection of historic and archaeological resources.

Policies

L.1.4.1 The City shall protect significant archaeological and historic sites by identifying sites in St. Augustine Beach that are included in the Florida Bureau of Historic Resources' Master Site File and by adopting an historic preservation ordinance by 2025.

Objective: Innovative Land Development Regulations

L.1.5 The City shall maintain and enforce landscaping, land clearing, and signage provisions in its Land Development Regulations.

Policies

L.1.5.1 Provisions in the Land Development Regulations shall insure that land clearing is limited in the coastal hammock to that required for permitted structures, access and parking to maximize preservation of the coastal hammock.

L.1.5.2 The City shall enforce sign regulations which promote the public health, safety and general welfare and protect the character of residential and business areas of the City.

L.1.5.3 The City shall regulate all proposed development plans to determine that open space is available for both passive and active recreation.

Objective: Preventing Urban Sprawl

L.1.6 The City will discourage the proliferation of urban sprawl by only annexing areas into the City where public services and facilities are available.

Policy:

L.1.6.1 The City shall annex only already developed areas, or areas with existing infrastructure that are contiguous with existing developed areas.

Objective: Land Use Districts

L.1.7 All future land use decisions shall be consistent with the City's Future Land Use Map.

Policy

L.1.7.1 Any amendments to the Future land Use Map shall not exceed the densities and intensities established by this policy. The Land Use Districts are:

Low Density Residential allowing for single family residential development from one (1) to four (4) units per acre and recreational uses to support the residential development.

Medium Low Density Residential allowing for single family residential development up to seven (7) units per acre, and recreational uses to support the residential development.

Medium Density Residential allowing for single family and multi-family up to seven (7) units per acre and recreational uses to support the residential development.

High Density Residential allowing for up to twelve (12) units per acre and recreational uses to support the residential development.

Commercial allowing up to forty percent (40%) lot coverage.

Conservation allowing for passive recreation and up to ten percent (10%) lot coverage. No residential or commercial uses are allowed.

Institutional allowing up to forty percent (40 %) lot coverage.

Mixed Use – allowing for a mixture of residential and/or commercial land uses. A maximum of 70% of site coverage for structures, roadways and parking, and sidewalks. Recreational uses to support the residential development is allowed in this category.

TRANSPORTATION ELEMENT

GOALS, OBJECTIVES, AND POLICIES

GOAL T.1

PROVIDE AND PROMOTE THE DEVELOPMENT OF A CITY TRANSPORTATION SYSTEM WITH THE CAPACITY TO SERVE THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS.

Objective: Plan for Ongoing Transportation Needs

T.1.1 The City shall assure that transportation plans meet the ongoing transportation needs within the City, including parking, pedestrian, and bicycle needs for residents and visitors.

Policies

T.1.1.1 The City will continue to support the FDOT five (5) year work program, the master plans from the North Florida TPO (Transportation Planning Organization), and St. Johns County road construction efforts.

T.1.1.2 The City shall review development orders as to their impact on the transportation network. Mitigation improvements shall be made by the developers where necessary or appropriate to compensate for the developers' impact.

T.1.1.3 The City shall develop a plan to pave all unpaved local roads within the city limits, based on available funding.

T.1.1.4 Continue to cooperate with developers in the provision by them of safe, efficient and properly constructed roads.

T.1.1.5 Continue cooperation with St. Johns County for the maintenance and upkeep of County roads located within the City.

T.1.1.6 Continue to develop a road and street maintenance plan which provides for the timely repair and upkeep of local roads.

T.1.1.7 The City hereby adopts the Level of Service (LOS) D for all roadway types within the City.

T.1.1.8 The St. Augustine Beach City Commission shall not permit any development that degrades the level of service on the transportation system in the City below the adopted LOS.

T.1.1.9 The developer of a project will be required to pay all costs relating to maintaining the traffic circulation system at the adopted LOS, prior to obtaining a development permit, if funding is not available from FDOT or St. Johns County.

T.1.1.10 The City shall coordinate with St. Johns County to assess the needs for additional bicycle lanes, parking, and pedestrian walkways based on staff recommendations.

Objective: Right-of-Way Protection

T.1.2 The City shall continue to protect existing rights-of-way and to provide adequate rights-of-way in new developments.

Policies

T.1.2.1 Maintain in the Land Development Regulations provisions that ensure that new development plans include the provision of adequate rights-of-way and preserve any future expansion of the State highway system.

T.1.2.2 The City Commission shall control connection and access points of driveways and roads by maintaining provisions in the Land Development Regulations to control connection and access points.

GOAL T.2

ESTABLISH MEANS OF COMMUNICATION ON TRANSPORTATION RELATED ISSUES WITH THE FDOT, THE NORTH FLORIDA TPO, THE NORTHEAST FLORIDA REGIONAL COUNCIL, ST. JOHNS COUNTY, ST. AUGUSTINE AND OTHER PUBLIC OR PRIVATE TRANSPORTATION RELATED AGENCIES.

Objective: Plan to Identify Common Transportation Goals, Objectives and Policies

T.2.1 The City will promote the transportation goals, objectives and policies of St. Johns County, the North Florida TPO, and the FDOT five year plan, which will have an influence on the City's transportation network.

Policies

T.2.1.1 Continue to coordinate with St. Johns County to improve the traffic flow and safety standards of all County roadways in St. Augustine Beach.

T.2.1.2 Continue to coordinate with the Florida Department of Environmental Protection and St. Johns County for the provision of improved and reinforced pedestrian and vehicular beach access ramps.

Objective: Coordination of Traffic Circulation Planning

T.2.2 Traffic circulation planning for the City will be coordinated with the future land uses shown on the Comprehensive Plan's Future Land Use Map, with the FDOT 5-Year Transportation Plan, and the plans for the North Florida TPO.

Policies

T.2.2.1 The St. Augustine Beach City Commission shall review for compatibility this element with the traffic circulation plans and programs of the FDOT 5-Year Transportation Plan, the North Florida TPO and St. Johns County. and update or revise this element, if necessary.

GOAL T.3

PROVIDE PARKING FACILITIES CONSISTENT WITH FUTURE DEVELOPMENT AND FUTURE TRANSPORTATION NEEDS.

Objective: Study to Assess Need for Motorized Parking

T.3.1 The City will continue to assess the need for the parking of vehicles.

Policy

T.3.1.1 Continue to evaluate City ordinances and their enforcement as related to parking facilities, both public and private.

GOAL T.4

DEVELOP A SAFE BICYCLE AND PEDESTRIAN WAY SYSTEM ACCESSIBLE TO ALL MAJOR PUBLIC AND PRIVATE TRANSPORTATION FACILITIES.

Objective: Improve Transportation System for Bicyclists and Pedestrians

T.4.1 The City will evaluate and recommend to the appropriate agencies bikepaths/sidewalks and seek funding where feasible or needed along the City's transportation system.

Policies

T.4.1.1 Evaluate the need to improve existing pedestrian facilities.

T.4.1.2 The City will coordinate with DEP, FDOT, St. Augustine and St. Johns County in the construction of bicycle paths and pedestrian ways, including beach crossovers.

T.4.1.3 The City shall require new residential or commercial developments to have sidewalks, where needed for pedestrian safety and roadways to accommodate bicyclists.

T.4.1.4 The City shall monitor pedestrian and bicyclist safety along AIA Beach Boulevard and recommend improvements to the appropriate agencies.

HOUSING ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL H.1

TO PROVIDE AND MAINTAIN AN ADEQUATE INVENTORY OF DECENT, SAFE AND SANITARY HOUSING IN SUITABLE NEIGHBORHOODS AT AFFORDABLE COSTS TO MEET THE NEEDS OF THE PRESENT AND FUTURE RESIDENTS OF THE CITY.

Objective: Housing Demand

H.1.1 The City shall provide technical assistance, permits and inspections, that enable the construction of new dwelling units and renovation of existing dwelling units to meet the housing needs of the City's existing and anticipated population.

Policies

H.1.1.1 The City shall provide information and technical assistance to the private sector to maintain a housing production capacity sufficient to meet the required production.

H.1.1.2 The City shall amend ordinances, codes, regulations and the permitting process, as necessary for the purpose of streamlining requirements in order to increase private sector participation in meeting the housing needs.

Objective: Substandard Housing

H.1.2 The City will continue its enforcement of property standards, inspection of rental units, and enforcement of building codes to prevent substandard housing.

Policies

H.1.2.1 The City shall continue its code enforcement activities.

H.1.2.2 The City shall encourage the establishment of neighborhood groups who coordinate neighborhood upgrading projects.

Objective: Historical Housing

H.1.3 The City shall assist with the preservation and protection of historically significant housing for residential uses where consistent with neighborhood development in cooperation with the Division of Historical Resources.

Policies

H.1.3.1 The City shall assist the rehabilitation and adaptive re-use of historically significant housing.

Objective: Existing Housing

H.1.4 The City shall promote conserving and extending the useful life of the existing housing stock in St. Augustine Beach.

Policies

H.1.4.1 The City shall encourage homeowners to increase private reinvestment in the existing housing stock in St. Augustine Beach.

Objective: Placement of Group Homes and Foster Care Facilities

H.1.5 The City shall allow the placement of group homes and foster care facilities in residential areas consistent with the provisions of Chapter 419, Florida Statutes.

Policy

H.1.5.1 The Land Development Regulations will contain provisions to allow group homes and foster care facilities in residential areas consistent with State Statutes.

Objective: Sustainability Building Programs

H.1.6 The City shall promote and encourage sustainable housing and promote green construction in new housing and the renovation of existing housing.

Policies

H.1.6.1 The City shall promote sustainable design and green construction by promoting energy efficiency in new residential development and rehabilitation of existing dwelling units.

H.1.6.2 The City shall support the state initiatives for sustainable housing and energy efficiency included in the Florida Building Code.

INFRASTRUCTURE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL U.1

TO MAKE AVAILABLE SAFE AND SANITARY POTABLE WATER SANITARY SEWER FACILITIES, DRAINAGE FACILITIES AND SOLID WASTE FACILITIES TO CURRENT AND FUTURE RESIDENTS OF ST. AUGUSTINE BEACH.

Objective: Sanitary Sewer

U.1.1 The City shall maintain the St. Augustine Beach Master Interlocal Agreement with St. Johns County, signed April 28, 1992, for the County to provide safe, sanitary sewer facilities for current residents, to coordinate the extension and increase of capacity, and to plan the facilities required to meet future needs.

Policies

U.1.1.1 All new developments shall be required to connect to the County's central sewer system.

U.1.1.2 Residents currently using septic tanks shall be required to tie into the County Utility Department's mains, as required by the County Health Department.

U.1.1.3 City staff shall continue to meet with representatives of the County to discuss the capacity of the facilities, the schedule of any construction projects and any facility expansion plans.

Objective: Solid Waste

U.1.2 To provide waste disposal to the residents of the City without adversely affecting the natural environment or the health, safety and welfare of its citizens.

Policies

U.1.2.1 The City shall maintain the interlocal agreement with St. Johns County to assure adequate solid waste disposal for the City of St. Augustine Beach.

U.1.2.2 The City shall have public education programs to make the public aware of the problems and techniques of waste disposal recycling and maintain its recycling program with either the County or another agency or a private company which will ensure that the City's recycling goals are met.

U.1.2.3 The City will cooperate with the appropriate agencies and organizations in its recycling programs and will work to reduce solid waste by whatever reasonable and effective means available.

Objective: Drainage

U.1.3 The City shall continue to promote adequate drainage for properties in St. Augustine Beach.

Policies

U.1.3.1 The City may seek assistance of the St. Johns River Water Management District for such technical matters as establishing a baseline analysis of drainage facilities.

U.1.3.2 The City shall continue to participate in FEMA's community rating system program to lower the flood insurance premiums for the City's property owners.

U.1.3.3 The City shall prepare a master drainage plan update to determine drainage needs in St. Augustine Beach and the use of a "green" drainage system and other new technologies.

U.1.3.4 The City shall assure developments have the appropriate permits from the Florida Department of Environmental Protection and the St. Johns River Water Management District that will have management practices for water resources to mitigate urban and non-point sources of water degradation.

U.1.3.5 City shall maintain in the Land Development Regulations Erosion and Sediment Control measures.

U.1.3.6 The City shall allow developers to provide a donation to the City as part of the approval of a final development plan for planned unit development that will protect surface water and groundwater resources from pollution by development.

U.1.3.7 The City Commission shall investigate the benefits of a stormwater utility.

Objective: Drainage

U.1.4 To protect the natural drainage routes in the City from the impact of development while utilizing these areas in environmentally safe ways, the City shall utilize the drainage regulations that are part of its Land Development Regulations.

Policies

U.1.4.1 The City shall continue enforcement of its flood plain management ordinance that manages and regulates development within 100-year floodplain and requires the use of natural drainageways for retention.

U.1.4.2 Before permitting construction of any development requiring a stormwater permit, the City shall require the applicant to first obtain proof of an environmental permit from the St. Johns River Water Management District and/or the Department of Environmental Protection.

Objective: Potable Water

U.1.5 The City shall maintain the St. Augustine Beach Master Interlocal Agreement it has with St. Johns County, signed April 28, 1992, for the County to ensure that water for drinking and domestic use is sufficient to meet current and projected demands.

Policies

U.1.5.1 City representatives shall meet with County representatives as needed, to discuss the capacity of the County Utility Department's facilities, the schedule of any construction projects, and any facility expansion plans that may affect St. Augustine Beach.

U.1.5.2 All new developments in the City shall be required to connect to the County Utility Department's centralized water system.

U.1.5.3 The City shall not approve any development orders which will reduce the adopted level of service.

U.1.5.4 The City shall enforce the Florida Building Code which require the use of water-saving devices and procedures for water conservation in new construction and specified reconstruction.

U.1.5.5 The City's Water Supply Facilities Work Plan is incorporated into the comprehensive plan as Appendix A of the Infrastructure Element.

U.1.5.6 The City will maintain a Water Supply Facilities Work Plan that is coordinated with St. Johns River Water Management District's North Florida Regional Water Supply Plan (NFRWSP) by updating the work plan and related comprehensive plan policies within 18 months of an update to the NFRWSP that affects the City.

U.1.5.7 The City will participate in the development of updates to NFRWSP and other water supply development-related initiatives facilitated by St. Johns River Water Management District (SJRWMD) that affect St. Augustine Beach.

U.1.5.8 The City will monitor and participate, as necessary, in St. Johns County Utility District's (SJCUD) water supply planning process to ensure that SJCUD accounts for and meets the City's current and future water needs.

Objective: Water Conservation

U.1.6 The City shall enforce the Florida Building Code which includes policies for water conservation measures.

Policies

U.1.6.1 The City shall enforce the Florida Building Codes Construction Standard of ordinances which requires the use of water-saving devices and procedures for water conservation in new construction and specified reconstruction.

U.1.6.2 The City shall maintain information on water conservation measures at the Building and Zoning Department.

U.1.6.3 The City will cooperate with the County's Utility Department to implement within the City any water conservation measures adopted by the Department St. Johns County, including the use of reclaimed water.

U.1.6.4 St. Augustine Beach shall promote water conservation by encouraging the use of water efficient devices and Florida Friendly Landscapes as recommended by the University of Florida/IFAS program.

U.1.6.5 The City shall coordinate with appropriate St. Johns County and Regional, State, and Federal agencies to address current and future water sources, water use, and water conservation.

GOAL U.2

NEEDED PUBLIC FACILITIES SHALL BE PROVIDED IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES AND PROMOTES ORDERLY COMPACT URBAN GROWTH.

Objective: Levels of Service

U.2.1 Prior the approval of a building permit or its functional equivalent, the City shall consult with the St. Johns County Utility Department (the City's potable water provider) to determine whether adequate water supply exists to serve new development no later than the anticipated date of issuance of a certificate of occupancy or its functional equivalent. The City shall ensure that adequate water supply and potable water facilities shall be in place and available to serve new development no later than a certificate of occupancy or its functional equivalent.

Policies

U.2.1.1 The City hereby adopts a 25-year, 24-hour duration storm as the interim level of service standard for design of all drainage and stormwater management systems developed or redeveloped after the adoption of this Comprehensive Plan.

U.2.1.2 The City hereby adopts the following levels of service:

Acceptable	
Facility/Service area	Level of Service Standard
Sanitary Sewer Facilities	280 gallons/household/day
Potable Water Facilities w/o reuse	350 gallons/household/day
Potable Water Facilities with reuse	280 gallons/household/day
Solid Waste Facilities	5.7 pounds/capita/day
Water Quality Standards for Stormwater Runoff	Chapter 40C-42 Florida Administrative Code

U.2.1.3 All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for facilities.

Objective: Existing Facilities

U.2.2 The City shall interface with the County to extend and/or improve the service provided by existing water and sewer facilities within the City.

Policies

U.2.2.1 To maximize the use of existing facilities, the City will require hook-ups to the centralized sewer and water facilities, if these facilities are available.

U.2.2.2 All new developments, shall be required to connect to the centralized water and sewer facilities of the St. Johns County Utility Department.

U.2.2.3 Owners of single family lots platted before 1990 shall be required to connect these lots to the County's central sewer system, if required by the St. Johns County Health Department.

CONSERVATION/COASTAL MANAGEMENT ELEMENT

GOALS, OBJECTIVES, POLICIES

COASTAL AND RECREATIONAL RESOURCES

GOAL CC.1

THE CITY SHALL ENSURE THAT THE DEVELOPMENT, USE OF AND ACCESS TO ITS COASTAL RESOURCES NEITHER CREATE A PUBLIC HAZARD NOR CAUSE A SIGNIFICANT ADVERSE IMPACT UPON THE REMAINING NATURAL RESOURCES BY CREATING A FUTURE DEVELOPMENT PATTERN THAT ENHANCES AND RESTORES COASTAL RESOURCES (BEACHES, DUNES, COASTAL STRAND).

Objective: Beach Access

CC.1.1 St. Augustine Beach shall ensure that development will not increase public hazard or have a significantly adverse impact on remaining natural resources by enforcement of the City's resource protection standards, contained in the Land Development Regulations, which shall provide protection for the City's Trees, environmentally sensitive lands, protection of groundwater and wellheads, protection of habitat of endangered or threatened species and which shall contain flood damage prevention regulations.

Policies

CC.1.1.1 St. Augustine Beach will require any new beachfront development to have at least one (1) beach access for use of residents within the development.

CC.1.1.2 St. Augustine Beach will not vacate any easements, walkways and other access points to beaches and shores.

CC.1.1.3 St. Augustine Beach, in conjunction with the County, will maintain the current beach walkovers and provide for additional walkovers as funding source are available.

CC.1.1.4 Private land owners adjacent to public beach access points will not be allowed to restrict public access to the beaches via plantings or other means.

Objective: Preservation of Dunes

CC.1.2 St. Augustine Beach shall protect, conserve and enhance remaining coastal dunes by enforcing the requirements of the Coastal Construction Setback Line established pursuant to 161.053, F.S. and that all development must be consistent with Chapter 161, F.S., and at a minimum to prohibit building or an addition to an existing building in front of established forward building line and to require an approval and/or permit from the Department of Environmental Protection for development seaward of the Coastal Construction Setback Line.

Policies

CC.1.2.1 St. Augustine Beach will support dune stabilization and restoration projects with St. Johns County, State, and Federal agencies.

CC.1.2.2 St. Augustine Beach will cooperate to control beach erosion by requiring the Corps of Engineers and DEP permits for development along the coastline.

CC.1.2.3 Motorized vehicles will be prohibited on dune systems, except in a situation that has been designated an emergency by the local civil defense agency.

CC.1.2.4 St. Augustine Beach will promote hazard mitigation by enforcement of the Coastal Construction Control Line established pursuant to 161.053, F.S. by requiring all development be consistent with Chapter 161, F.S. and an approval and/or permit from the Department of Environmental Protection for development seaward of the Coastal Construction Control Line.

CC.1.2.5 St. Augustine Beach will enforce the requirements of the Federal Flood Insurance Program by continuing to participate in the program.

CC.1.2.6 The City shall enforce building codes and practices and coastal construction standards in Chapter 161.053, Florida Statutes that reduce the vulnerability of life and property to natural hazards, specifically hurricanes, in high hazard areas.

CC.1.2.7 The City shall not permit development that modifies undisturbed areas of the dune system.

CC.1.2.8 The City shall amend the Land Development Regulations to add protections to preserve the dunes within the city limits.

Objective: Disaster Preparedness

CC.1.3 St. Augustine Beach will participate in the St. Johns County Local Mitigation Strategy Task Force to insure public safety by incorporating the hazard mitigation annex of the peacetime emergency plan

Policies

CC.1.3.1 The City shall coordinate with St. Johns County for an assessment of the impact of new development on the City's emergency evacuation routes.

CC.1.3.2 St. Augustine Beach shall implement the applicable portions of the St. Johns County Local hurricane evacuation plan and disaster preparedness plan that relate to St. Augustine Beach and any updates to St. Johns County Local Mitigation Strategy Plan after major disaster events.

CC.1.3.3 The City shall coordinate with St. Johns County to distribute its hurricane guide showing evacuation routes, hurricane hazards, safety procedures, shelters and other pertinent information for its citizens.

CC.1.3.4 The City will coordinate with the County for transportation of any handicapped and/or indigent persons in the City during times of mandatory evacuation.

CC.1.3.5 St. Augustine Beach will coordinate disaster preparedness with St. Johns County and other local agencies and at a minimum update the City's emergency operations plan every four (4) years.

CC.1.3.6 The City will participate with the County for the implementation of the local mitigation strategy plan for St. Johns County to lessen the damages from disasters.

Objective: Protecting Water Resources

CC.1.4 The City shall minimize the adverse impacts of development on the water resources on Anastasia Island.

Policies

CC.1.4.1 Assure that new development does not interfere or restrict surface water from entering wetlands or estuaries to maintain normal biological productivity by requiring all positive drainage structures to be designed and constructed to retain the first half inch of rainfall in an offline retention structure.

CC.1.4.2 Development orders will be denied that do not protect the nature and function of wetlands, waterways, inlets and estuaries.

CC.1.4.3 All development shall be designed and constructed to City specifications to minimize stormwater discharge and shall be designed to meet the requirement of Chapters 17-25 and 40D-4, F.A.C.

CC.1.4.4 The City shall require developers to obtain all applicable permits relating to environmentally sensitive lands, including the U.S. Army Corps of Engineers wetlands mitigation permit, if applicable, and the St. Johns River Water Management District's Environmental Resource Permit.

CONSERVATION OF NATURAL RESOURCES

GOAL CC.2

ST. AUGUSTINE BEACH SHALL CONSERVE, UTILIZE AND PROTECT THE NATURAL RESOURCES OF THE AREA, INCLUDING AIR, WATER, WETLAND, WATERWELLS, WATER BODIES, SOILS, VEGETATIVE COMMUNITIES, WILDLIFE, WILDLIFE HABITAT AND OTHER NATURAL AND ENVIRONMENTAL RESOURCES.

Objective: Potable Water

CC.2.1 St. Augustine Beach shall maintain its interlocal agreement with the County to ensure that the City has adequate water supplies of a quality sufficient to meet existing and projected future demands, and consistent with the adopted Level of Service in the Potable Water Sub-Element.

Policies

CC.2.1.1 St. Augustine Beach will coordinate with the St. Johns County Utility Department as they develop and update the estimate of water needed for potable and other demands and examine the feasibility of alternate water sources as a supply of water prior to an emergency situation.

Objective: Water Conservation

CC.2.2 The City will promote water conservation consistent with the St. Johns County Utilities Department, St. Johns River Water Management District and the Florida Building Codes.

Policies

CC.2.2.1 The City will enforce the water conservation requirements included in the Florida Building Code for all permitted construction.

CC.2.2.2 The City shall support the St. Johns County Utility Department public outreach efforts to publicize and promote Best Management Practices (BMPs) as suggested by the State of Florida and St. Johns River Water Management District that illustrate the importance of water conservation and promote the use of "Florida-friendly landscaping".

CC.2.2.3 The City shall support efforts of the St. Johns County Utility Department to promote water conservation through its rate structures that provide financial incentives for water conservation.

CC.2.2.4 The City shall continue to encourage conservation of water resources and use of innovative land development techniques to decrease water use. Water conservation measures shall include, but not limited, to the following:

- (a) All plantings shall be selected based on the principles of Florida Friendly landscaping including planting the right plant in the right place and providing for efficient watering.
- (b) Construction limitations within the 100-year floodplain, Environmentally Sensitive Lands and SJRWMD designated significant Surficial and Floridan recharge areas.
- (c) Reclaimed water for irrigation, where available.
- (d) Encourage the use of or the retrofitting of plumbing fixtures that are water saving devices such as ultra-low flow fixtures.

Objective: Protection of Wetlands

CC.2.3 The City shall protect wetlands and other hydrologically sensitive areas from adverse development pressures by requiring the appropriate Federal and/or State permits prior to approving any development permits.

Policies

CC.2.3.1 The City shall continue to enforce provisions to protect and enhance wetland areas and their functions within the City's limits in accordance with applicable agencies responsible for wetland protection, including the Department of Environmental Protection and St. Johns River Water Management District

Objective: Reduce Impact of Flooding

CC.2.4 The City shall continue to improve drainage systems to reduce the impacts of flooding.

Policies

CC.2.4.1 The City, through a Master Drainage Plan update, will recommend drainage improvements that will minimize possible flooding potential.

CC.2.4.2 All new development shall conform with the minimum flood plain requirements of the Land Development Regulations

Objective: Removing Septic Systems

CC.2.5 The City will encourage the County to have sewer mains provided in older, developed subdivisions so that the property owners can connect to the central sewer system.

Policies

CC.2.5.1 New septic tanks shall be prohibited, unless permitted by the St. Johns County Health Department.

CC.2.5.2 The City shall restrict the use of septic tanks to only single-family dwelling units on lots platted prior to 1990, not having available sewer with approval from the St. Johns County Health Department.

Objective: Hazardous Substances

CC.2.6 Protect natural resources of the City from contamination by any hazardous substances.

Policies

CC.2.6.1 Commercial establishments which use, treat, store, generate or transport toxic or hazardous substances shall comply with all appropriate State and Federal Regulations.

CC.2.6.2 Sites polluted from underground petroleum storage tanks shall be promptly cleaned up and the tank replaced, repaired or removed as required by State and Federal regulations.

Objective: Preservation of Natural Habitats

CC.2.7 The City shall protect unique habitats and ecological systems by requiring permits from the St. Johns River Water Management or Department of Environmental Protection, prior to approving development permits.

Policies

CC.2.7.1 For the protection of significant habitats of viable populations of threatened or endangered species of special concern of plants and animals in the City, the City shall require a habitat management plan for new developments, which will show the locations of the significant habitats of threatened or endangered species of plants and/or animals and will state the activities by the owner or owners to protect threatened or endangered species and to be compliance with all appropriate State and Federal regulations.

CC.2.7.2 Developments proposed adjacent to Class II waters and State parks shall be environmentally compatible by providing at least 25 feet of native natural buffer.

Objective: Air Quality

CC.2.8 The City shall protect existing air quality by evaluating developments and traffic improvements to determine the impact on ambient conditions.

Policy

CC.2.8.1 The City shall keep in its Land Development Regulations Federal and State air quality standards.

Objective: Protection of Estuaries and Marine Resources

CC.2.9 In cooperation with the County, the Water Management District, and various departments of the State of Florida, the City shall further the protection, conservation and enhancement of surrounding estuaries, coastal wetlands and living marine resources as well as coastal barriers and pristine wildlife habitat located in the City.

Policies

CC.2.9.1 The City shall request that the St. Johns County Intergovernmental Committee establish joint efforts to conserve the natural functions of existing soils, fisheries, wildlife habitats, wetlands and especially marine and estuarial communities.

CC.2.9.2 The City shall request the participation of State agencies in the inventory and determination of environmentally sensitive lands within the City.

Objective: Conserving Native Vegetative Communities

CC.2.10 The City shall maintain landscaping requirements in the Land Development Regulations to conserve the remaining native vegetative communities, especially the hardwood hammocks.

Policy

CC.2.10.1 The City shall limit disturbances to the native vegetation and limit the size of trees that may be removed by maintaining tree protection standards in the Land Development Regulations.

CC.2.10.2 The City shall work with the appropriate agencies to enhance and/or restore degraded natural areas in conjunction with the appropriate agencies on present and future City-owned properties through the removal of non-native vegetation, reforestation, shoreline or dune restoration and/or the restoration of the natural hydrology.

CULTURAL AND HISTORIC RESOURCES

GOAL CC.3

St. Augustine Beach shall actively promote the preservation of, and access to, cultural and historical resources by requiring in its Land Development Regulations that development proposals investigate the potential of such resources on site.

Objective: Identification and Protection of Historic Sites

CC.3.1 St. Augustine Beach will take efforts to identify and protect cultural and historically significant sites.

Policies

CC.3.1.1 The City shall work towards creating a process to identify cultural and historic resources located within the City.

HAZARD MITIGATION

GOAL CC.4

THE CITY SHALL MAKE EVERY REASONABLE EFFORT TO ENSURE PUBLIC SAFETY, HEALTH AND WELFARE OF PEOPLE AND PROPERTY FROM THE EFFECTS OF COASTAL STORMS BY LIMITING PUBLIC EXPENDITURES IN AREAS SUBJECT TO REPEATED DAMAGE BY WIND AND WATER.

Objective: Post-Disaster Redevelopment

CC.4.1 The City shall work with St. Johns County to reduce the exposure of human life and property to the destruction of hurricanes.

Policies

CC.4.1.1 The City will adhere to the standards for the removal, relocation or structural modification of damaged infrastructure and structures and only allow redevelopment consistent with all applicable State regulations.

CC.4.1.2 The City shall ensure that structures subject to repetitive losses due to storm events will be reconstructed in accordance with applicable City, State, and Federal requirements for reconstruction.

Objective: Development in Coastal High Hazard Areas

CC.4.2 The City shall restrict the intensity of development within Coastal High Hazard Areas consistent with public safety needs, such as limiting the height of buildings to thirty-five (35) feet above the minimum ground floor elevation, regardless of whether the ground floor is required to be non-habitable by any local, State or Federal regulation; excluding wind resistant engineered parapet walls, elevator shafts, mechanical equipment and other necessary attachments; maintaining required setbacks, except for variances granted by the strict application of hardship criteria as defined; prohibiting structures forward of the existing building line (platted lot lines) VE zones; and prohibiting commercial and high density residential land uses along the City's shoreline.

Policies

CC.4.2.1 Redevelopment in the Coastal High Hazard Area shall comply with City, State, and Federal requirements pursuant to Chapters 161.053, 161.52 and 161.55, Florida Statutes, for activities or construction within the Coastal Building Zone.

Objective: Local Mitigation Strategy Task Force

CC.4.3 The City will participate as a member of the St. Johns County Local Mitigation Strategy Task Force.

Policies

CC.4.3.1 The City will participate as a member of the County's Local Mitigation Strategy Program (LMS) Task Force.

Objective – Sea Level Rise

CC.4.4 Rise in sea level projected by the Federal Government will be included in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

Policies

CC.4.4.1 The City shall recognize the Special Flood Hazard Areas designated on FEMA flood maps as the Adaptation Action Areas for those low-lying coastal zones that may experience coastal flooding due to extreme high tides, flash floods, and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.).

CC.4.4.2 The City will amend the Land Development Regulations to require vulnerability reduction measures for all new development, redevelopment and infrastructure in the Adaptation Action Area areas. These measures will include additional hardening, higher floor elevations, and incorporation of natural infrastructure for increased resilience.

CC.4.4.3 The City shall develop a "Climate Action Plan" to address flooding due to extreme high tides, flash floods, stormwater runoff, and storm surge and work with St. Johns County and the City of St. Augustine to develop a county-wide "Climate Action Plan".

CC.4.4.4 The City shall seek funding for requesting funding for a Coastal Vulnerability Assessment and Adaptation Plan and amend the Comprehensive Plan and Land Development Regulations based on the recommendations of the plan that will reduce flood risk from sea level rise and storm surge.

Objective – Redevelopment from Flooding

CC.4.5 The City will encourage the use of best practices development and redevelopment principles, strategies, and engineering solutions that will result in the removal of coastal real property from flood zone designation established by the Federal Emergency Management Agency.

Policies

CC.4.5.1 As grant opportunities arise or other potential funding sources, the City will consider acquiring for use as public open space, severe repetitive loss properties which have sustained repeated flood losses, thereby reducing potential losses due to flooding.

CC. 4.5.2 The City will continue during plan review for new construction the requirement that the minimum first floor elevation in residential buildings be at or above the design flood elevation, which is above the FEMA requirement, to allow for the maximum protection during flood conditions and from sea level rise.

Objective – Reduce Losses from Flooding

CC. 4.6 The City will identify site and development techniques and best practices that may reduce losses due to flooding and claims made under the flood insurance policies issued in the State of Florida.

Policies

CC.4.6.1 Maximize permeable landscape to allow for more stormwater infiltration.

CC.4.6.2 Encourage planting of vegetation that is highly water absorbent, can withstand the marine environment and the impacts of tropical storm winds, and incorporate provisions for the care and maintenance of trees and plants into the Land Development Regulations.

CC.4.6.3 The City shall support development measures which integrate innovative climate adaption and mitigation designs such as low impact development (LID) practices to better manage stormwater runoff.

CC.4.6.4 The City will develop a City Standard Details Manual for guidance on approved means and methods of constructions and redevelopment on private properties and within public right of way to be adopted by the Commission.

CC.4.6.5 The City shall seek funding to assess the natural shoreline areas vulnerable to seas level rise and adopt redevelopment standard means and methods to protect and preserve the upland area immediately adjacent to these areas in cooperation with the Florida Department of Environments Protection, the Army Corps of Engineers, and the St. Johns River Water Management District.

CC.4.6.6 The City shall continue to participate in FEMA's Community Rating System program to lower the flood insurance premiums for the City's property owners.

Objective – Flood Resistant Construction

CC. 4.7 The City will be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and applicable floodplain management regulations set forth in 44 C.F.R. part 60.

Policy

CC.4.7.1 The City will review its Land Development Regulations and other related codes, and amend as necessary, to ensure that the City's development regulations applicable to development and redevelopment in the City will be consistent with or more stringent than the flood resistant construction requirements in the Florida Building Code and applicable floodplain management regulations in 44 C.F.R. part 60.

CC.4.7.2 The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.

RECREATION AND OPEN SPACE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL R.1

THE CITY SHALL STRIVE TO ENSURE SUFFICIENT PRIVATE AND PUBLIC PARKS, RECREATION FACILITIES, AND OPEN SPACE TO MEET THE HEALTH, SAFETY, AND WELFARE NEEDS OF CITY CITIZENS AND VISITORS.

Objective: System of Neighborhood and Community Recreation Facilities

R.1.1 A system of neighborhood and community recreation facilities shall be maintained to meet the minimum cultural, social and athletic needs of the City.

Policies:

R.1.1.1 The City will maintain the existing interlocal agreements between St. Augustine Beach and the County concerning the mutual use of recreational facilities.

R.1.1.2 The City shall formulate a recreation master plan for the undeveloped parks in the City and the development of the vacant park properties identify possible funding sources for.

R.1.1.3 The City shall pursue available grant sources for the acquisition and development of additional park and recreation areas.

R.1.1.4 The City will encourage the County to develop existing parks to their optimal level with consideration to the area's needs and the functional capacity of the parks.

R.1.1.5 The City shall support the State efforts to open a bicycle access to Anastasia State Park along the Park's southern boundary

R.1.1.6 The City will work with other public agencies for the development of compatible multi-use programs for public lands within the City.

R.1.1.7 The City will encourage the State and/or County to purchase land for recreation, open space and off-beach parking.

R.1.1.8 Recreation sites shall be planned with multi-use purposes to provide both passive and active recreation facilities. Development will be in an aesthetic and environmentally sensitive manner.

R.1.1.9 The diversion of public recreational and park sites to other uses shall not be permitted, except in cases of overriding public need or when other equivalent sites are supplied.

R.1.1.10 The City shall support the County in preserving the beachfront through renourishment.

R.1.1.11 The City of St. Augustine Beach adopts the following level of service standards for recreation:

Park Sites

Standard

City/County Parks 1 acre per 5,000 population

Facilities

Standard

Courts 1 per 3,500 population

Baseball/Softball Field 1 per 8,000 population

R.1.1.12 The St. Augustine Beach City Commission will recommend to St. Johns County needed improvements at County-owned facilities within the City, when improvements are identified.

Objective: Access to Recreation Areas

R.1.2 The City shall promote vehicular, pedestrian and bicycle access to recreation areas and beaches.

Policies:

R.1.2.1 The City will coordinate with the County the provision of vehicular parking and bicycle racks at all designated recreational sites.

R.1.2.2 The City shall maintain in the Land Development Regulations requirements to include sidewalks and bicycle paths for new development, as needed.

R.1.2.3 Development or activities which reduce public access to recreational facilities shall be prohibited, unless such change is to promote the public health, safety, welfare and/or aesthetics of the City.

R.1.2.4 During the planning and design of City road improvement projects, the need for bicycle paths and pedestrian walkways will be analyzed and provided, if feasible.

R.1.2.5 The City will support efforts of the State and County to provide additional pedestrianways across beach dunes to increase public access to the beach.

R.1.2.6 The City shall participate in the planning of greenways within its jurisdiction.

R.1.2.7 The City shall review public beach access needs for both resident and non- resident users of the beach on an on-going basis.

Objective: Open Space

R.1.3 The City shall ensure the provision of open space by designating areas for recreational use on the Future Land Use Plan and will promote the provision of additional open space within residential areas.

Policies:

R.1.3.1 The City shall develop incentives to serve as a mechanism to encourage public and private developments to provide additional open space.

R.1.3.2 The City shall allow the clustering of development to provide open spaces and recreation facilities.

R.1.3.3 The City will promote the State, the St. Johns River Water Management District, the County and other governmental entities to acquire open space and natural areas.

R.1.3.4 The City will make available the City-owned mini-parks to civic groups to maintain as passive parks.

R.1.3.5 The City shall seek funds for the purchase of land for preservation, open space, and recreational purposes.

Objective: Coordination to Meet Recreation Needs

R.1.4 The City shall coordinate public and private resources to meet recreation demands.

Policies:

R.1.4.1 The City Commission shall coordinate public and private recreational resources.

R.1.4.2 The Land Development Regulations will permit recreational uses in all residential categories.

INTERGOVERNMENTAL COORDINATION ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL I.1

ESTABLISH PROCESSES AMONG THE VARIOUS GOVERNMENTAL AGENCIES TO ACHIEVE: COORDINATION OF ALL DEVELOPMENT ACTIVITIES; PRESERVATION OF THE QUALITY OF LIFE; AND EFFICIENT USE OF AVAILABLE RESOURCES.

Objective: Formal Process for Intergovernmental Coordination

I.1.1 The City of St. Augustine Beach shall work with St. Johns County and the City of St. Augustine on establishing a formal process for intergovernmental coordination.

Policies

I.1.1.1 The City shall continue to coordinate with St. Johns County and the City of St. Augustine with the established policies found within any intergovernmental coordination agreements.

I.1.1.2 The City shall promote staff level coordination with representatives from the St. Augustine and St. Johns County on an as-needed basis for coordination purposes; or as required by any interlocal agreements between the entities.

I.1.1.3 The St. Augustine Beach City Commission may invite the various governmental, public and private entities with which it shares coordination responsibilities to its various Board and Committee meetings.

I.1.1.4 The St. Augustine Beach City Commission shall work with St. Johns County for joint funding of recreation, beach renourishment, utility improvements and housing rehabilitation to maximize funding opportunities.

I.1.1.5 The City shall maintain the existing St. Augustine Beach Master Interlocal Agreement it has with the St. Johns County Board of Commissioners signed April 28, 1992 for the provision of water and sewer services by the County, the disposal of solid waste, and for a solid waste recycling program.

I.1.1.6 The City shall use the Northeast Florida Regional Council's Dispute Resolution Process to resolve annexation issues between the City and the County.

Objective: Coordination of Planning and Development with County and St. Augustine

I.1.2 The City will coordinate planning efforts with the comprehensive plans of St. Augustine and St. Johns County.

Policies

I.1.2.1 St. Augustine Beach shall review the City of St. Augustine and St. Johns County proposed comprehensive plan amendments.

Objective: Coordination of Level of Service Standards

I.1.3 The City shall maintain in its Land Development Regulations provisions by which Level of Service standards are coordinated with any State, regional or local entity having operational and maintenance responsibility in St. Augustine Beach.

Policies

I.1.3.1 The City shall maintain level of service standards which are consistent with any state, regional or local entity having operational and maintenance authority in St. Augustine Beach.

I.1.3.2 The City shall utilize the Northeast Florida Regional Council informal mediation process for any type of interlocal conflict mediation.

Objective: Intergovernmental Coordination to Review County and St. Augustine Comprehensive Plan Amendments

I.1.4 The City shall continue the process of reviewing comprehensive plan amendments for the City of St. Augustine and St. Johns County.

Policy

I.1.4.1 The City shall maintain communication with state and federal agencies which have permitting responsibilities in St. Augustine Beach

GOAL I.2

THE CITY SHALL STRIVE TO MAINTAIN AND ENHANCE JOINT PLANNING PROCESSES AND PROCEDURES FOR COORDINATION OF PUBLIC EDUCATION FACILITIES FOR PLANNING AND DECISION MAKING.

Objective: Intergovernmental Coordination

I.2.1 On an ongoing basis, the City shall establish new and review existing coordination mechanisms that will evaluate and address its comprehensive plan and programs and their effects on the comprehensive plans developed for the adjacent local governments, school district and other units of local government providing services but not having regulatory authority over use of land and the State by an annual county-wide forum, joint meetings or other types of forums with other agencies. Assistance for this effort shall be requested from regional and state agencies by the Planning Division, as needed.

Policies:

I.2.1.1 In cooperation with the School District and the local governments within St. Johns County, the City will implement the Interlocal Agreement, as required by Section 1013.33, Florida Statutes.

I.2.1.2 On an annual basis, the City shall ask the School District to provide information from their Five Year District Facilities Work Plan to determine the need for additional school facilities, information detailing existing facilities, their locations and projected needs and planned facilities with funding representing the district's unmet needs.

I.2.1.3 In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within St. Johns County, St. Johns County, the St. Johns County School District, the City of St. Augustine, and the City of St. Augustine Beach shall meet jointly to develop mechanisms for coordination.

I.2.1.4 Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

I.2.1.5 The City and the School District will develop and maintain a map depicting the required school facilities based on maximum development potential. On an annual basis, this map will be evaluated and revised as necessary.

Objective: Monitoring and evaluation

I.2.2 The City shall strive to continually monitor and evaluate the Public Schools Facilities Element in order to assure the best practices of the joint planning processes and procedures for coordination of planning and decision making.

Policy:

I.2.2.1 The City and the St. Johns County School District will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long-range plans for School District facilities.

CAPITAL IMPROVEMENTS ELEMENT
GOALS, OBJECTIVES AND POLICIES

GOAL C.1

ST. AUGUSTINE BEACH SHALL UNDERTAKE ACTIONS NECESSARY TO ADEQUATELY PROVIDE NEEDED PUBLIC FACILITIES TO ALL RESIDENTS WITHIN ITS JURISDICTION IN A MANNER WHICH PROTECTS INVESTMENTS IN EXISTING FACILITIES, MAXIMIZES THE USE OF EXISTING FACILITIES AND PROMOTES ORDERLY GROWTH.

Objective: Capital Improvements to be Provided

C.1.1 Annually, through the budgetary process, capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn out or obsolete facilities.

Policies:

C.1.1.1 St. Augustine Beach shall include all projects (\$25,000 or greater) as capital improvement projects for inclusion in the City's 5-year capital improvements plan, which is updated and revised annually.

C.1.1.2 St. Augustine Beach shall schedule and fund all capital improvements projects in the 5-year schedule of improvements which are designed to correct existing deficiencies, as funds are available.

C.1.1.3 The City will replace worn out capital facilities under its jurisdiction, when it is cost effective to replace the facilities and economically feasible for the City..

Objective: Future Development Paying for Facility Improvements

C.1.2 Future development will bear the cost of those facility improvements necessitated by the development in order to maintain adopted Level of Service standards.

Policies:

C.1.2.1 New developments will be required to pay a pro rata share of the costs, or all of the costs, needed to finance those public facility improvements required by the development and needed to maintain the adopted Level of Service standards.

Objective: Managing Fiscal Resources to Provide Capital Improvements

C.1.3 St. Augustine Beach shall manage its fiscal resources to ensure the provision of needed capital improvements.

Policies:

C.1.3.1 St. Augustine Beach will ensure that public facilities and services necessary to support proposed development and to maintain the adopted Level of Service standards will be in place at the time a development order or permit is issued, or will be in place concurrent with the impacts of development, or that development orders and permits are specifically conditioned on the availability of facilities and services necessary to serve the proposed development.

C.1.3.2 St. Augustine Beach shall include a 5-year capital improvements program, as part of its budgeting process.

C.1.3.3 Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements.

Objective: Coordination of Development Orders with Development Requirements

C.1.4 Decisions regarding the issuance of development orders and permits will be based on the availability of necessary public facilities needed to support such development at the time needed.

Policy:

C.1.4.1 St. Augustine Beach shall use the following Level of Service standards in reviewing the impacts of new development and redevelopment upon public facility provision:

<u>Facility/Service</u>	<u>Level of Service Standard</u>
Sanitary Sewer Facilities	- 280 gallons per household per day (gphd)
Solid Waste Facilities	- 5.7 pounds per household per day
Drainage	- 25-year, 24-hour, design storm, per FDOT Drainage Manual
Potable Water without reuse	- 350 gallons per household per day
Potable Water with reuse	- 280 gallons per household per day
Roadways	- Level of Service D

Recreation Standards for Facilities

<u>Park Sites</u>	<u>Standard</u>
City/County Parks	1 acre per 5,000 population
Facilities	Standard
Courts	1 per 3,500 population
Baseball/Softball Field	1 per 8,000 population

Objective: Public Facilities to be Available

C.1.5 No development order will be issued unless the developer demonstrates that the public facilities are available.

Policies:

C.1.5.1 All developments must have commitment letters from St. Johns County, including the County Utility Department, must have available public facilities for a development plan to be processed.

GOAL C.2 CAPITAL FACILITIES PLANNING FOR SCHOOL CONCURRENCY

Objective: Public School Facilities

C.2.1 The City shall ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standards for public schools.

Policy

C.2.1.1 Consistent with the Interlocal Agreement, the uniform, districtwide level of service standards are initially set as 100% of the Permanent Florida inventory of School House (FISH) Capacity based on the utilization rate as established by the State Requirements for Educational Facilities (SREF), effective August 2005 and shall be adopted in the County/City/Down's public facilities element and capital improvements elements.

Leased Relocatables shall be utilized to maintain the LOS on a temporary basis when construction to increase capacity is planned and in process. The temporary capacity provided by Relocatables shall not exceed 20% of the Permanent FISH capacity and shall be used for a period not to exceed five years. Relocatables may also be used to accommodate special education programs as required by law.

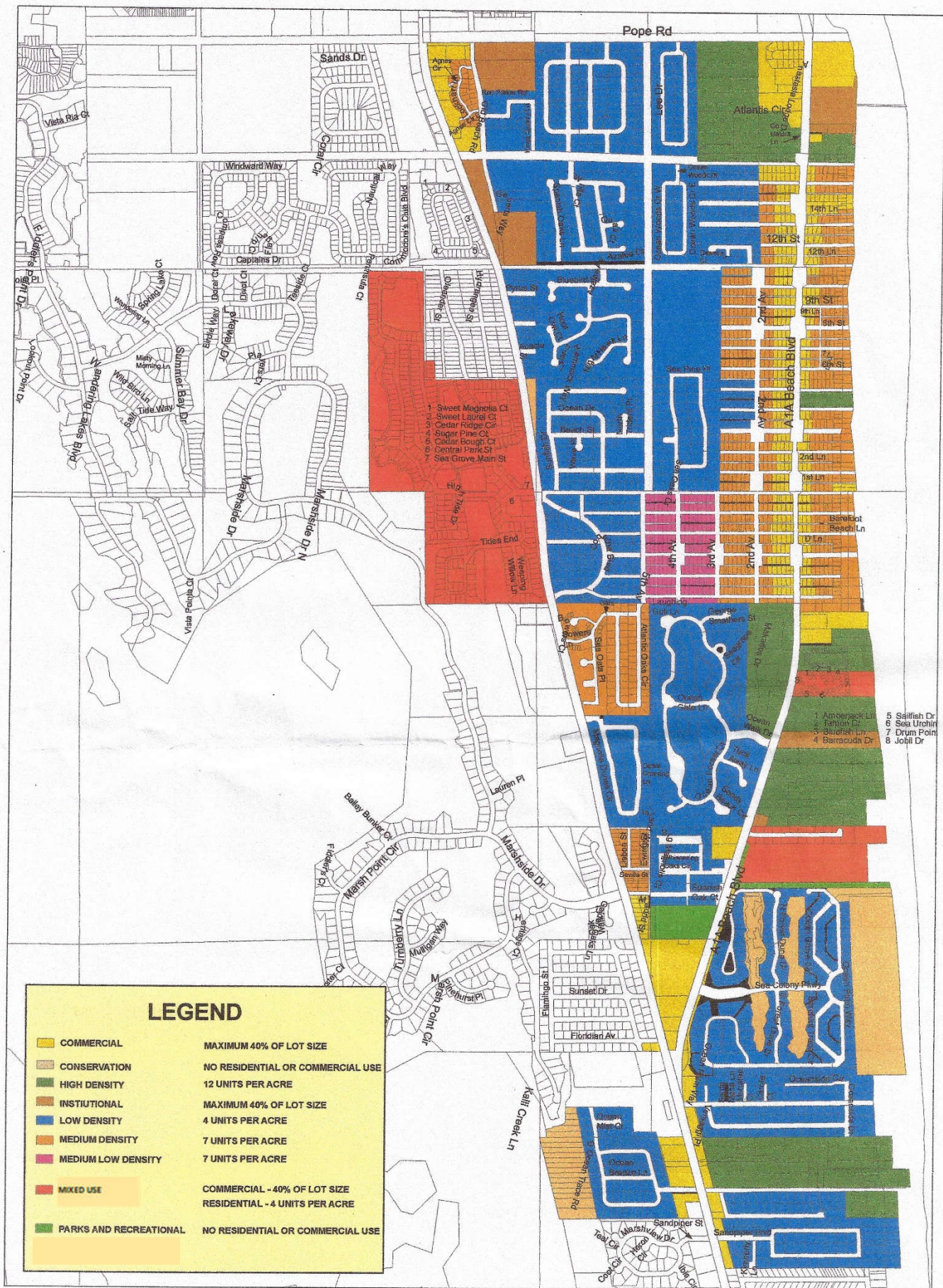
It is the intent of the School District that new schools be designed and constructed based on the following design capacities:

New Elementary (K-5)	Design Capacity of 700
New Middle (6-8)	Design Capacity of 1000
New K-8	Design Capacity of 1000
New High (9-12)	Design Capacity of 1500

C.2.1.2 The City shall ensure that future development pays a proportionate share of the costs of capital facility capacity needed to accommodate new development and to assist in maintaining adopted level of service standards, via impact fees and other legally available and appropriate methods in development conditions.

C.1.2.3 The School District, in coordination with the City, shall annually update the total Revenue Summary and Project Schedules Tables reflecting the School District's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period.

C.1.2.4 The City hereby adopts as the five year public school capital facilities program the Total Revenue Summary and Project Schedules Tables from the School District's Five Year District Facilities Work Plan approved by the St. Johns County School Board no later than October 1st of each year. By December 1st of each year, the public school facilities program shall annually update the Total Revenue Summary and Project Schedules Tables, reflecting the School District's financially feasible Work Plan, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period. Each year the capital improvements plan will be evaluated to ensure that it meets these standards.



City of St. Augustine Beach

MARCH 2019



This map prepared by the City of St. Augustine Beach Public Works Department utilizing data from various sources. It is intended to be illustrative and to provide general information only.

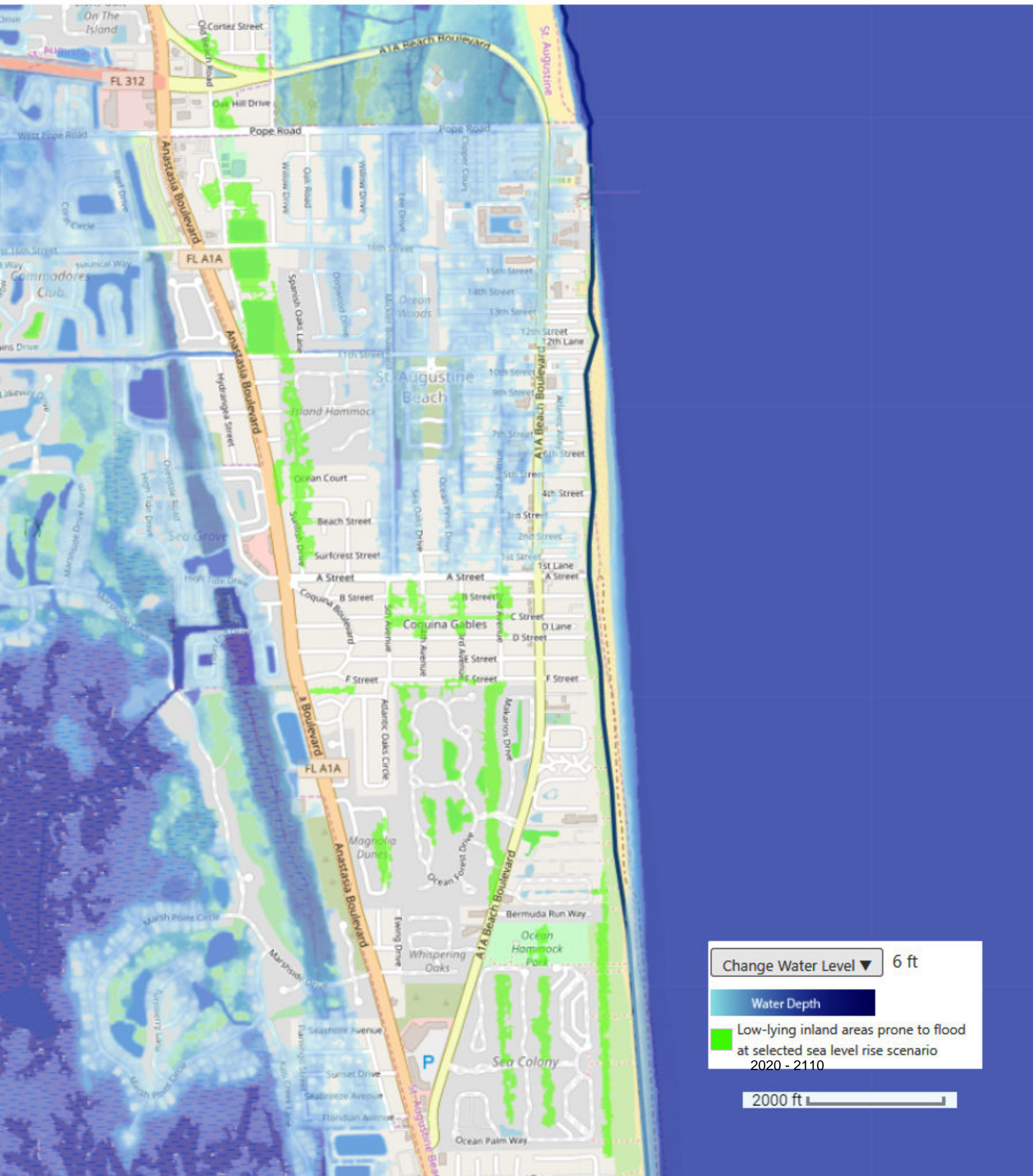


C:_Land Use Map_v1
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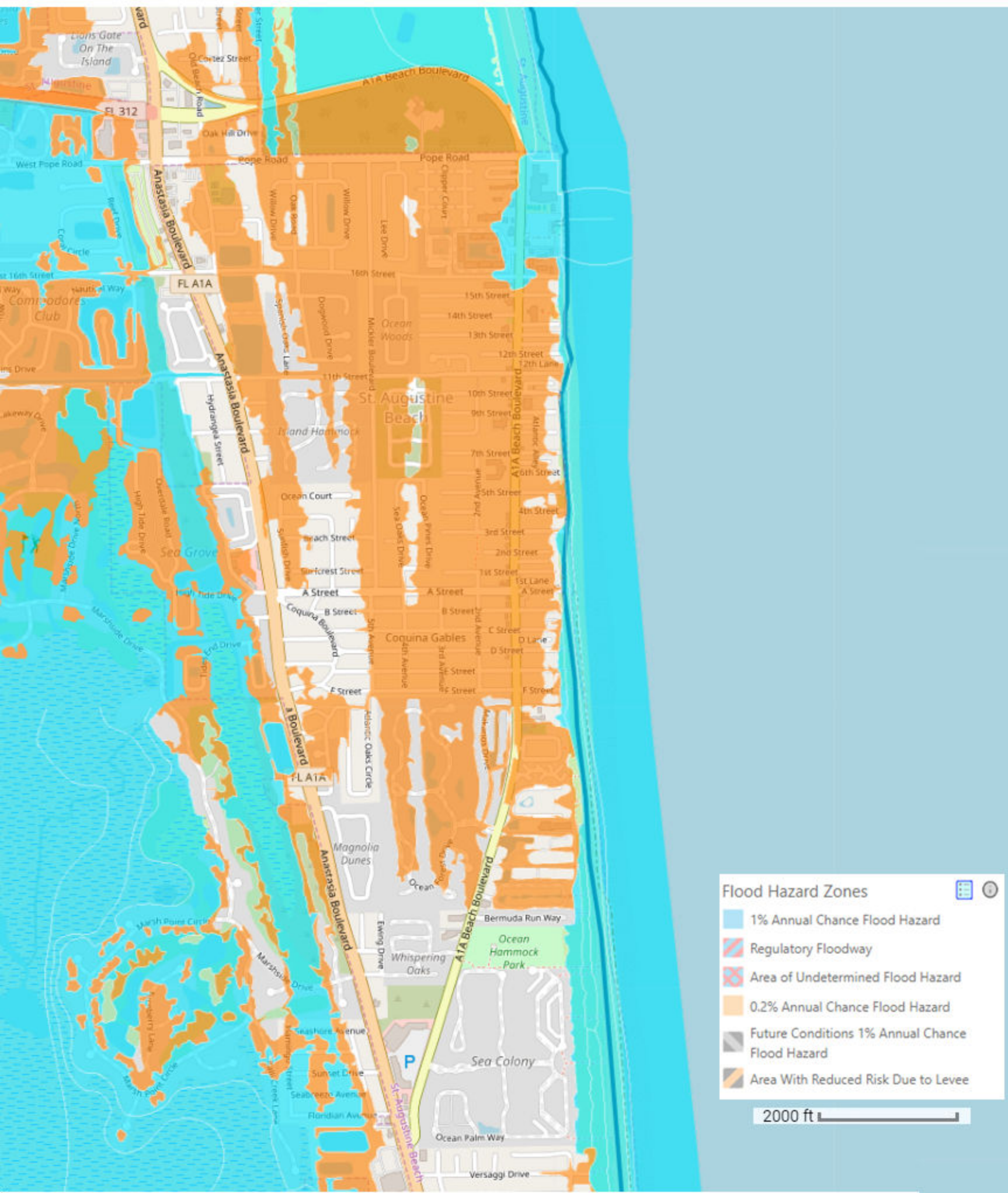
City of St. Augustine Beach, Florida

NOAA Sea Level Rise Data Layer Depicting 6 Feet

Map Image Created on 13 December 2019



City of St. Augustine Beach, Florida FEMA National Flood Hazard Layer Map Image Created on 13 December 2019



City of St. Augustine Beach, Florida

Storm Surge Layer from FL Statewide Regional Evacuation Update Study
Map Image Created on 13 December 2019

