



AGENDA

SPECIAL CITY COMMISSION MEETING

MONDAY, JULY 2, 2019, AT 5:30 P.M.

CITY OF ST. AUGUSTINE BEACH, 2200 A1A South, St. Augustine Beach, FL 32080

NOTICE TO THE PUBLIC

THE CITY COMMISSION HAS ADOPTED THE FOLLOWING PROCEDURE: PERSONS WISHING TO SPEAK ABOUT TOPICS THAT ARE ON THE AGENDA MUST FILL OUT A SPEAKER CARD IN ADVANCE AND GIVE IT TO THE RECORDING SECRETARY. THE CARDS ARE AVAILABLE AT THE BACK OF THE MEETING ROOM. THIS PROCEDURE DOES NOT APPLY TO PERSONS WHO WANT TO SPEAK TO THE COMMISSION UNDER "PUBLIC COMMENTS."

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. CONTINUATION OF JUNE 10, 2019, PUBLIC HEARING FOR TRANSMITTAL TO STATE OF CHANGES TO THE CITY COMPREHENSIVE PLAN (Presenter: Ms. Janis Fleet, Planning Consultant)
- V. IF NECESSARY, CONTINUATION OF AGENDA TOPICS FROM JULY 1, 2019, REGULAR MEETING (Presenter: Max Royle, City Manager)
- VI. ADJOURNMENT

NOTE:


The agenda material containing background information for this meeting is available on a CD in pdf format upon request at the City Manager's office for a \$5 fee. Adobe Acrobat Reader will be needed to open the file.

NOTICES: In accordance with Florida Statute 286.0105: "If any person decides to appeal any decision made by the City Commission with respect to any matter considered at this scheduled meeting or hearing, the person will need a record of the proceedings, and for such purpose the person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities act, persons needing a special accommodation to participate in this proceeding should contact the City Manager's Office not later than seven days prior to the proceeding at the address provided, or telephone 904-471-2122, or email sabadmin@cityofsab.org.

MEMORANDUM

TO: Mayor George
Vice Mayor England
Commissioner Kostka
Commissioner Samora
Commissioner Rumrell

FROM: Max Royle, City Manager 

DATE: June 19, 2019

SUBJECT: Continuation of June 10, 2019, Public Hearing for Transmittal to the State of Changes to the City's Comprehensive Plan

INTRODUCTION

At your June 10, 2019, meeting, Ms. Janis Fleet, planning consultant, presented proposed changes to the Comprehensive Plan to you as part of the process for the transmittal of it to the Florida Department of Economic Opportunity, the State agency that now reviews municipal comprehensive plans.

Mayor George was concerned about dune preservation and wanted regulations for such to be strengthened. She also was reluctant to write the Comprehensive Planning Board's comments out of the Plan.

Commissioner Samora said very important comments had been made that would result in changes, and he wanted time to review the material.

The outcome of the discussion at your meeting was your consensus to table the transmittal of the Comprehensive Plan changes to a special meeting on Tuesday, July 2, 2019, at 5:30 p.m.

ATTACHMENTS

Attached for your review is the following:

- a. Pages 1-2, the minutes of that part of your June 10th meeting when you discussed the Comprehensive Plan changes.
- b. Pages 3-8, the minutes of that part of the Commission's January 8, 2019, meeting, when the Commission reviewed changes to the Plan with Ms. Fleet.
- c. Pages 9-12, the minutes of that part of the Planning Board's April 16, 2019, meeting, when it reviewed changes to the Plan with Ms. Fleet.
- d. Page 13, a memo from the Building Department's Executive Assistant, Ms. Bonnie Miller, in which she states the Planning Board's recommendation to the Commission concerning the Comprehensive Plan.
- e. Pages 14-26, Ms. Fleet's responses to the comments from the Planning Board, Tree Board and others concerning changes to specific Comp Plan policies and objectives.

These pages are the ones referred to by the Planning Board in the motion it approved at its April 16th meeting.

- f. Pages 27-29, the May 13, 2019, memo from Ms. Fleet, in which she provides an overview of the evaluation and appraisal report process, and the development of the proposed Comp Plan amendments.
- g. Following page 29 is the draft of the proposed changes to the Comp Plan's goals, objectives and policies that Ms. Fleet has prepared for transmission to the State.

SUGGESTED PROCEDURE

It is that you first begin your review of the proposed changes on page 14, which is the first page of Responses to Comments by Tree Board and Planning Board members. Ms. Fleet and City staff can tell you the reasons for the responses, and you can decide whether to accept their explanations and retain the changes, or you can provide wording for what you want changed. The Response to Comments ends on page 26.

Mayor George asked that there be stronger dune protection policies to be in the Plan. You can review the existing policies and proposed changes on page 21 OF THE COMP PLAN. We will ask Ms. Fleet in advance of your meeting for suggested wording for stronger policies.

Members of the Planning Board and the Sustainability & Environmental Planning Advisory Committee have been invited to your July 2nd meeting.

ACTION REQUESTED

It is that you approve changes to the Comp Plan so that Ms. Fleet can do a new draft and it can be sent to the State for review.

VIII. PUBLIC HEARINGS

1. Transmittal to the State of Changes to the City's Comprehensive Plan (Presenter: Janis Fleet, Planning Consultant)

Mayor George introduced Item 1 and asked Janis Fleet to the podium.

Janis Fleet, AICP, Fleet & Associates / Planners, Inc., 11557 Hidden Harbor Way, Jacksonville, FL, advised there were two pages that had corrections (Exhibit 5), which she handed out to the Commission. She recapped the Comprehensive Plan process and changes that were made to the Comprehensive Plan in the previous meetings with the Commission and the Comprehensive Planning and Zoning Board. She commented that the Comprehensive Planning and Zoning Board recommended moving forward to transmit but wanted the Commission to see all the comments made. She explained that the remaining process and explained that the proposed Comprehensive Plan would come back to the Commission two more times for review.

Mayor George asked if the comments made between pages 12 through 20 were integrated into the document.

Ms. Fleet advised no. She explained that the Board wanted the Commission to see the comments and make changes as the Commission saw fit. She explained that the comments were her comments and she worked with staff on any changes.

Mayor George asked how Ms. Fleet recommended that the City doesn't have enough staff to do the objectives. She asked why the goals for the Comprehensive Plan could not be for the future, even if the City could not implement them right away. She remarked that she wants the dune preservation to be beefed up and add measures to the Department of Environmental Protection (DEP) regulations.

Ms. Fleet advised that that would be up to the Commission to decide.

Mayor George advised that she would hate to write the Comprehensive Planning and Zoning Board comments out of the Comprehensive Plan because she knows how hard they worked on it. She asked when the Commission should write the changes back in, now or after DEP reviews it.

Ms. Fleet advised to make the changes before she transmits to DEP. She explained that there is no timeframe to submit to the DEP because the City has no Comprehensive Plan amendments waiting to be changed, so the Commission has time to make changes.

Commissioner Samora remarked that there were very important comments made and would result in changes, so he would like time to review the material. He suggested having this on its own meeting.

Mayor George opened the Public Comments section. The following addressed the Commission:

Ed Slavin, P.O. Box 3084, St. Augustine, FL, applauded the Commission for tabling this and requested to have a new consultant because Ms. Fleet does not appreciate the environment of the City.

Mayor George closed the Public Comments section.

It was the consensus of the Commission to have a Special Commission meeting and table this item until time certain on July 2, 2019 at 5:30 p.m.

Mayor George asked to have staff email a reminder of the meeting to the Commission.

Mayor George moved on to Item 2.



**MINUTES
SPECIAL CITY COMMISSION MEETING
CITY OF ST. AUGUSTINE BEACH
TUESDAY, JANUARY 8, 2019 at 5:00 P.M.**

City Hall
2200 A1A South
St. Augustine Beach, FL 32080

I. CALL TO ORDER

Mayor George called the meeting to order at 5:02 p.m.

II. PLEDGE OF ALLEGIANCE

Mayor George asked Commissioner Kostka to lead the Pledge of Allegiance.

III. ROLL CALL

Present: Mayor George, Vice Mayor England, Commissioner Kostka, Commissioner O'Brien, and Commissioner Samora.

Also present: City Manager Royle, City Attorney Wilson, Police Chief Hardwick, Chief Financial Officer Burns, City Clerk Raddatz, and Building Official Law.

Public Works Director Howell was absent.

Discussion ensued regarding whether to have Item V first on the agenda because of the number of people wanting to speak on the item.

Mayor George mentioned that she had been interviewed by three news outlets and she explained that the item was posted second on the on the agenda, that some residents did not get off work until 5:00 p.m., and since the agenda has been posted this order, the City should not change the order of the topics on the agenda.

Commission agreed.

IV. REVIEW OF CHANGES TO COMPREHENSIVE PLAN

A. Presentation by Planning Consultant, Ms. Janis Fleet, of Changes

Mayor George introduced Item IV.A. and asked Ms. Janis Fleet to the podium.

Ms. Fleet, Fleet & Associates Architects / Planners, Inc., 11557 Hidden Harbor Way, Jacksonville, FL, advised she had presented the Commission with the strikethrough and underline version of the updated Comprehensive Plan and gave a PowerPoint presentation (Exhibit 1) explaining the report.

Mayor George asked if Ms. Fleet to give a definition on what the Comprehensive Plan was.

Ms. Fleet advised that in the State of Florida every municipality and county must create a Comprehensive Plan with certain elements, which are Future Land Use, Conservation, Transportation, Coastal Management, Capital Improvements, Recreation and Open Space, Housing, and Infrastructure. She explained that the original Comprehensive Plan for the City was adopted in 1990 and that this would be the third update of the Comprehensive Plan. She explained the State of Florida's process to approve the Comprehensive Plan. She advised that the Commission received the recommended changes in their books and commented that the Comprehensive Planning and Zoning Board would receive the final Comprehensive Plan in February in order to give their final recommendations, then the Commission will give the final approval for transmittal in March. She then went through the draft Comprehensive Plan and explained the changes since the October 2018 Commission meeting.

Mayor George requested that L.1.3.6 comply with the Land Development Regulations (LDRs). She suggested language to be changed.

Ms. Fleet advised that the Comprehensive Plan is over the LDRs. She explained that the LDRs are implementing the Comprehensive Plan.

Mayor George asked to change the language to include medium, medium low, mixed use, and commercial only.

Ms. Fleet advised that she would change the language. She moved on to historic preservation and explained that the Commission wants to adopt an ordinance by 2025. She discussed that she struck through all the evacuation goals because the City would fall under St. Johns County evacuation plan. She explained on Page 5 the Future Land Use Districts in the Comprehensive Plan and advised that she added language for recreation in residential areas. She advised that on Page 6, she changed Planned Unit Development from a land use category to a mixed use land use category because Planned Unit Development is a zoning category not a land use category.

Ms. Fleet then moved on to the Transportation Element and advised that she mostly cleaned up the language because currently the City is part of the North Florida Transportation Planning Organization and St. Johns County road construction. She moved on to Page 8 and advised that she deleted the language regarding accidents. She commented that Page 9, she mostly cleaned up language and Page 10 dealt with the parking study, which didn't need to be in the Comprehensive Plan, so it was deleted. She explained that she added language to develop a safe bicycle and pedestrian walkway system but was not putting any requirements on the City.

Ms. Fleet then moved on to the Housing Element and advised that she again cleaned up the language. She added language regarding code enforcement, historic housing assistance, and deleted the language on countywide public housing because St. Johns County does not have an agency. She advised that on Page 13 she changed the language stating "green" to "innovative sustainability" building programs.

Mayor George advised that "sustainability" meant the same as "green".

Ms. Fleet moved on to the Infrastructure Element and advised that septic tanks cannot be approved anymore by the City and would have to be approved by St. Johns County Health Department. She advised that she cleaned up language regarding solid waste removal because St. Johns County does it now. She changed language on the recycling program because the City currently manages it. She advised that she added language to update the master drainage plan, changed language regarding the floodplains, and deleted all references regarding annually meeting in regard to capacity. She explained that language was added regarding the Water Supply Facilities Work Plan, which is state mandated, and the Water Management District controls these plans. She also added water conservation as requested by the Water Management District for all comprehensive plans. She advised that there will be a change to U.2.1, which was quoted for the record as: "Prior to the approval of a building permit or its functional equivalent, the City shall consult with 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." She explained that she changed the language of U.2.1.2 and reduced the levels of service standards according to St. Johns County.

Ms. Fleet moved on to Conservation / Coastal Management Element and advised that she mostly cleaned up the language but did add language to CC.1. She explained that in regard to the coastal construction line all permits need to be received before building.

Mayor George asked if this change in language opens development seaward of the coastal construction line.

Building Official Law advised that any development would require the Department of Protection (DEP) permit onsite as well as a zoning verification letter from the City.

Mayor George asked if there could be more restrictions to prohibit any development seaward of the coastal construction line.

Building Official Law advised that he could rewrite Chapter 1 of the Building Code in regard to construction, could require approval from St. Johns County Beach Services under the Habitat Conservation Plan, and could require approval from Fish and Wildlife to protect the dunes.

Ms. Fleet advised that if the Commission would like to add language to the Comprehensive Plan she could say that anything seaward would have to be approved by the Comprehensive Planning and Zoning Board.

Discussion ensued regarding whether there was a need to have residents go to the Comprehensive Planning and Zoning Board if there was construction seaward.

Commissioner O'Brien advised that he would not want to cause another step to get approval for construction on the seaward side because it already needs to be approved by the Building Official and DEP.

Building Official Law agreed and advised he would limit it to the naturally occurring dune.

Discussion ensued regarding what criteria the Comprehensive Planning and Zoning Board would follow if they had to review construction on the seaward side; bringing development in front of the Comprehensive Planning and Zoning Board would allow residents to speak; presently there was no ordinance that gives criteria for the Comprehensive Planning and Zoning Board; and whether St. Johns County Beach Services and Fish and Wildlife would be enough for approval.

It was the consensus of the Commission to add the language to the Comprehensive Plan in CC.1.2. and CC.1.2.4. to have St. Johns County Beach Services and Fish and Wildlife approval for the protection of the dunes.

Ms. Fleet advised that the City does not have a local mitigation strategy, so the City would follow St. Johns County's plan. She added language to Conservation of Natural Resources and water conservation and advised that she added language to update the master drainage plan. She explained that the City would defer to state and federal agencies for hazardous waste.

Discussion ensued regarding whether the City would want to add an additional 25-foot buffer on to what DEP requires for parks further protect the dunes system.

After discussion, it was decided to keep CC.2.7.2 language in in order to strengthen the protection of the dunes system.

Ms. Fleet explained that Recreation and Open Space Element was to address the undeveloped parks. She changed service level participation based on the parks within the City and combined courts and fields together in the population review standards.

Mayor George asked Ms. Fleet to fix I.I.3 and I.I.4. for missing verbs and on C.1.1 there are a couple of words missing.

Mayor George moved on to the Public Comments section.

B. Public Comment

Mayor George opened the Public Comments section. The following addressed the Commission:

Steve Mitherz, 17 Sea Oaks Drive, St. Augustine Beach, FL, was glad that the Commission changed the language regarding transient rental.

Dr. Sandy Bond, 1117 Compass Road, St. Augustine, FL, discussed sea level rise, sustainable housing, requested the Comprehensive Plan to be more specific and to include a Climate Action Plan, and to identify a procedure that shows what trees are being removed within the City.

Mike Longstreet, 113 11th Street, St. Augustine Beach, FL, advised that he would have liked more communication on how state and county codes are stricter than the City's.

Ed Slavin, P.O. Box 3084, St. Augustine, FL, agreed with the speakers and requested that the ordinance regarding the Coastal Construction Control Line (CCCL) be stronger. He suggested banning construction altogether on the CCCL.

Jane West, 660 Sun Down Circle, St. Augustine Beach, FL, advised that the sustainability language is very vague and disagrees that the state and county codes are stricter than the City's. She questioned whether septic tanks were for residential use, wants a Resilience and Adaption Plan included in the Comprehensive Plan, requested not deleting the language in the Conservation Element, and to include a Dunes Adaption Plan so the Comprehensive Planning and Zoning Board would have guidance.

Craig Thomson, 6 D Street, St. Augustine Beach, FL, commented that he doesn't like leaving decisions up to the state and county, but allow the Comprehensive Planning and Zoning Board to make the decisions. He asked to keep the current Planned Unit Development as written in the current Comprehensive Plan and not change it to mixed use. He agreed that sustainability was weak in the Comprehensive Plan and requested that stronger language be added.

Dave Bradfield, 3 4th Street, St. Augustine Beach, FL, agrees to defer some responsibilities to the county and state agencies. He explained that this Commission approved development of properties that did not follow the Land Development Regulations, such as Embassy Suites and Salt Life.

Mayor George asked Ms. Fleet to research the Orlando and Gainesville Comprehensive Plans.

Ms. Fleet advised that she would research them; however, the City does not have a large staff and explained that the City of Orlando and the City of Gainesville are large communities. She advised that putting more specific requirements in the Comprehensive Plan would mean that the City would have to increase staff.

Mayor George requested Ms. Fleet to look into Resilience and Adoption Plan and Sea Level and Climate Change plans. She advised that she was in favor of strengthening the Comprehensive Plan.

Commissioner Samora agreed.

Vice Mayor England asked Ms. Fleet if the draft would go to the Comprehensive Planning and Zoning Board again.

Ms. Fleet advised yes.

Mayor George advised H.1.7. has been embraced as well as the sustainability language. She asked that the comments from the public be incorporated before going to the Comprehensive Planning and Zoning Board so they would not be repeated.

Ms. Fleet advised that she would.

Tom Reynolds, 880 A1A Beach Blvd., FL, advised that the occupancy for the Commission room is 58 not 116.

Mayor George closed the Public Comment section.

C. Discussion by Commission and Decision Whether to Transmit Comprehensive Plan to the State

Mayor George asked Ms. Fleet to revise the Comprehensive Plan again according to what was suggested by the Commission and the public and take it to the Comprehensive Planning and Zoning Board for their recommendations.



MINUTES

PLANNING AND ZONING BOARD REGULAR MONTHLY MEETING TUESDAY, April 16, 2019, 6:00 P.M.
CITY OF ST. AUGUSTINE BEACH, 2200 A1A SOUTH, ST. AUGUSTINE BEACH, FLORIDA 32080

I. CALL TO ORDER

Chairperson Jane West called the meeting to order at 6:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

BOARD MEMBERS PRESENT: Chairperson Jane West, Vice-Chairperson Elise Sloan, Kevin Kincaid, Steve Mitherz, Jeffrey Holleran, Roberta Odom Senior, Senior Alternate Chris Pranis (arrived at 6:05 p.m. after roll-call), Junior Alternate Dennis King.

BOARD MEMBERS ABSENT: Hester Longstreet

STAFF PRESENT: Building Official Brian Law, City Attorney James Wilson, Recording Secretary Lacey Pierotti, Police Officer Donovan Green.

IV. APPROVAL OF MINUTES OF REGULAR PLANNING AND ZONING BOARD MEETING OF MARCH 19, 2019

Ms. Sloan said as Conditional Use File No. CU 2019-02 and Land Use Variance File No. VAR 2019-06 might be appealed, the minutes should reflect the applicant's comments that if the Board did not grant this variance, he'd suffer a 21-percent-square-foot loss in the house he proposed to build and the loss of potential income with what he planned to do with it, and that he felt this would be the Board's fault for not approving the variance. She also suggested the minutes should note the submitted house plans were dated December 2018.

Motion: to approve the minutes of the March 19, 2019 meeting with the corrections stated by Ms. Sloan. Moved by Mr. Mitherz, seconded by Mr. Kincaid, passed 7-0 by unanimous voice-vote.

V. PUBLIC COMMENT

There was no public comment on anything not on the agenda.

VI. OLD BUSINESS

A. Review of proposed amendments to the City of St. Augustine Beach Comprehensive Plan, per the Evaluation and Appraisal Report (EAR) of the Comprehensive Plan

Janis Fleet, Fleet & Associates Architects/Planners Inc., City's EAR consultant, said as required by

State Statute, the City's Comprehensive Plan must be reviewed every seven to ten years. The previous EAR was done in 2008 and since that time, there has been changes, so this latest EAR started with public workshops with this Board, the City Commission, and the City's Tree Board, to prepare a list of all the major issues and how they relate to the current Comprehensive Plan. Some of the amendments that have been made address short-term transient rentals, policies relating to sea-level rise, water supply and master drainage plans, climate action plans, and changing "green" policies to sustainability. She wrote responses, which are in the Board's packet information, to all the comments that were submitted. Per State Statute, the local planning agency, which the Commission has designated as this Board, needs to make a recommendation to the Commission to move the proposed amendments forward along with any changes proposed by this Board.

Ms. West said as she understands, the Board's obligation is to make a motion to recommend the EAR-based amendments be approved or denied in terms of transmittal of the proposed amendments by the Commission to the State's Department of Economic Opportunity (DEO).

Ms. Fleet said the Board can make a recommendation based on the comments she's received and any other comments or suggestions from the Board to revise anything or add something back in.

Ms. West said to make it clear, the Board could make a recommendation to deny transmittal to the DEO, approve all the changes that have been made, or approve this with conditions.

Ms. Odom said she reviewed all of it and thinks all the comments should be included in any recommendation made by the Board.

Ms. West said this is simply a recommendation from the Board in its advisory capacity to the Commission, which will transmit it to DEO, which solicits comments from other agencies such as the Department of Transportation (DOT), Department of Environmental Protection (DEP), and St. Johns River Water Management District (SJRWMD). It will then go back to the Commission for adoption of the EAR based amendments. Both the transmittal hearing and the adoption of proposed amendments are public hearings, so there will be additional opportunities for public input.

Ms. Sloan said she appreciates all the comments and responses from Ms. Fleet to each, because things she had concerns about have already been addressed. However, she was concerned that a lot of Ms. Fleet's responses were that something didn't apply or that the City doesn't have staff to address a specific issue. One of the comments made by Jen Lomberg pertaining to Section CC.1.1.1 is that access to the City's beaches should not be limited to residents of beachfront developments, and Ms. Fleet's response was the City cannot require public access to the beach from private property. However, this wasn't what Ms. Lomberg was saying, so she doesn't understand the response and why it is not valid. She thinks there are many items that are important in the comments and the Board should forward all the comments and their responses to the Commission.

Ms. West said that can certainly be part of the Board's motion. She understands Ms. Fleet wants specificity in a motion with a specific goal, objective or policy stated, but the people who made these comments did so in a very thorough manner and referenced the goals, objectives and policies, so she thinks they could certainly include them as part of the Board's recommendation in a motion.

Mr. Mitherz said T.1.1.7, which addresses levels of service for road types and traffic, seems to be different from what's in the Land Development Regulations (LDRs), which reflect that as 16th Street, 11th Street and A Street aren't City roads but County roads, the City has no control over them.

Ms. Fleet said the City adopts a level of service standard for all roads within its municipality. This is a State Statute requirement.

Mr. Mitherz said in the LDRs, it is singled out that transient rentals are not allowed in low density residential land use districts. He asked why this is not reflected in the Comprehensive Plan, and Ms. Fleet's response was that it is not mentioned so it is not included.

Ms. Fleet said she was involved in a lawsuit in the City of Jacksonville, and because it wasn't specifically listed, they were able to win against the neighbors who complained. The court ruled if a use was in a higher category but not listed lower, then it wasn't allowed in the lower category. Mr. Holleran thanked Ms. Fleet because there were a lot of issues to address and she clearly took the time to respond to them all. He suggested the Board make a motion to forward all those stipulations to the Commission, as Ms. Fleet did a lot of work in responding to all the comments. Ms. West said Goal L.1 had a lot of language deleted, which she doesn't understand, as what was deleted was protective in nature and having goals about protecting and preserving the environment in both the Comprehensive Plan and the LDRs is helpful. She suggested the policy in L.1.1.1 be retained, as it adds positive incentives to enhance the tree ordinance and preserve and replant the natural vegetation. The goal of the Comprehensive Plan is to be aspirational and just because staff doesn't have those resources now doesn't preclude setting a reasonable time frame for those incentives to occur. The policy in L.1.1.2 was for the development of a sustainability action plan, and Ms. Fleet's response was that staff doesn't have the expertise to develop this, but again, the time frame of two years could be set for this and it's something the City could certainly hire out to do. The objectives and policies in L.1.5, L.1.5.1—L.1.5.7 also should not be deleted based on Ms. Fleet's response that staff does not have the expertise to develop a carrying capacity for St. Augustine Beach, as the City shouldn't shirk its responsibility due to lack of staff expertise. Ms. Fleet said when they went through the carrying capacity section, she spoke to the Northeast Regional Planning Council and the County because this was something communities were looking at doing. The County currently doesn't have a carrying capacity, nor does the Regional Planning Council or the County, which is why these sections were taken out. Ms. West said Monroe County has a carrying capacity study and it is really working well in terms of guidance. Ms. Fleet's response to her suggestion to amend Policy L.1.6.1 to prohibit clearing of the coastal hammock was that the LDRs have policies to limit clearing of the coastal hammock, but she doesn't see what harm there is in reiterating that the City doesn't want its coastal hammock cleared. This is a priority and the more it's repeated, the more it will sink it. She also asked that the verbiage in several other policies be retained in their entirety, and her comments weren't made exclusively on her experience. She reached out to several experts including Thomas Hawkins of Thousand Friends of Florida, Aaron Deedee, who's drafted numerous sustainable action plans throughout Florida to help guide feedback on this, especially with transportation because that's not something she works with. She spent a significant amount of time going through all the changes and drafting the memo she wrote, and she doesn't agree with numerous responses that say her proposed revisions aren't necessary. Just because something isn't necessary doesn't mean you shouldn't include it. Furthermore,

punting this to other agencies isn't appropriate either. The City can set its own standards, otherwise, why be an independent municipality, they could just fold into the County if they're going to let the County do all their work for them. This City is distinct and unique, and the Comprehensive Plan codified that, but now so much of it has been deleted.

Motion: to recommend to the City Commission transmittal of the EAR-based amendments to the DEO with all nine pages of comments that were submitted as well as the minutes of the Board's discussion. Moved by Ms. Sloan, seconded by Mr. Kincaid, passed 7-0 by unanimous voice-vote.

MEMO

To: Max Royle, City Manager
From: Bonnie Miller, Executive Assistant
Subject: Evaluation and Appraisal Report (EAR) of Comprehensive Plan Amendments
Date: Wednesday, April 17, 2019

Please be advised that at its regular monthly meeting held Tuesday, April 16, 2019, the City of St. Augustine Beach Comprehensive Planning and Zoning Board voted unanimously to recommend the City Commission approve proposed amendments to the St. Augustine Beach Comprehensive Plan per the Evaluation and Appraisal Report (EAR), as drafted by the City's EAR consultant, Janis Fleet, of Fleet & Associates Architects/Planners Inc., 4241 Sunbeam Road, Jacksonville, Florida, 32257.

The proposed EAR amendments revise the goals, objectives and policies of elements of the City's Comprehensive Plan, as drafted in the City's Evaluation and Appraisal Report (EAR), and provides data and analysis to support the goals, objectives and policies in the Comprehensive Plan.

The motion to recommend the City Commission transmit to the Florida Department of Economic Opportunity (DEO) the EAR-based Comprehensive Plan amendments with the nine pages of Ms. Fleet's responses to comments submitted by Board members and other individuals, as included in the information copied to the Board, and the comments made by the Board during the April 16, 2019 Board discussion pertaining to this matter, was made by Ms. West, seconded by Mr. Kincaid, and passed 7-0 by the Board by unanimous voice-vote.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lombark ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

FUTURE LAND USE ELEMENT

Comment - Goal L.1 – Amend goal to add the words “protecting” and “maintaining” to the goal. ⁽⁶⁾

Response – The additional word not required. No change to goal proposed

Comment - L.1.1.1 – Policy should not be revised and add “to develop a sustainability action plan”. ⁽⁶⁾

Response – The tree ordinance has been revised and does not have incentives. Staff does not have the expertise to determine incentives.

Comment - L.1.1.2 – Policy should not be revised. ⁽⁶⁾

Response – State and Federal regulations exist to minimize deleterious effects on the natural environment. Staff does not have the expertise to develop a sustainability action plan.

Comment - L.1.2.4 Why was this stricken from the Comprehensive Plan? ⁽²⁾

Response - Addressed in other elements. ⁽²⁾

Comment – L.1.3.4 has been changed from prohibiting commercial development in residential zones to the vague term of “intrude into” residential zones. ⁽¹⁾

Response – The revision to L.1.3.4 is promoting a policy of limiting commercial development into residential areas. L.1.8.1 has been revised to include the type of development allowed in each Future Land Use category. Commercial development would be prohibited in residential land use categories by L.1.8.1, since it is not an allowed use.

Comment - L.1.3.4 - Amend policy to change “be allowed to intrude into” to “encroach”. ⁽⁶⁾

Response – Change basically the same as presented.

Comment - L.1.3.6 Add “Transient rentals are not allowed in Low Density Residential properties.” ⁽³⁾

Response - The policy includes that Future Land Use categories where transient rentals are allowed, not where they are not allowed. If a use is not listed, it is not allowed in that land use category.

Comment - L.1.5 and L.1.5.1 through L.1.5.7 – Objective and Policy should not be deleted. ⁽⁶⁾

Response – There isn’t a carrying capacity established for St. Augustine Beach. Staff does not have the expertise to develop a carrying capacity for St. Augustine Beach.

Comment- L.1.6.1 has been changed to indicate that land clearing is “limited” in the coastal Hammock. Again, the term “limited” should have specific guidelines to direct land clearing activities by developers and be easily enforceable by the building official. ⁽¹⁾

Response – Specific guidelines should be included in the LDRs.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lombark ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

Comment - L.1.6.1 – Amend policy to prohibit clearing of the coastal hammock. ⁽⁵⁾

Response – The LDRs has policies to limit clearing of the coastal hammock.

Comment - L.1.6.5 – Policy should not be amended. ⁽⁶⁾

Response – As required by Florida Statutes, the City cannot approve any development that does not meet the Level of Service Standards for recreation. The Level of Service Standards are minimum standards and can always be exceeded.

Comment - L.1.8.1 Why is there no date to clarify this goal? ⁽²⁾

Response - Date will be for the entire Comprehensive Plan – 2040.

Comment - L.1.8.1 Add "No transient-short term rentals will be allowed." to the description of the Low Density Residential. ⁽³⁾

Response - The description of the Low Density category includes uses that are allowed, not where they are not allowed. If use is not listed, it is not allowed in that land use category. Not listing all uses that are not allowed could create some inconsistencies, i.e. not listing commercial, industrial, etc., in the residential land use categories.

Comment - L.1.8.1 - The proposed amendment to Policy L.1.8.1 removes the lot coverage restrictions for each of the land use districts. ⁽⁴⁾

Response - Densities are only required for residential land use categories. The lot coverage is included in the LDRs.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

TRANSPORTATION ELEMENT

Comment - T.1.1 edit "including parking, pedestrian, and bicycle needs for residents and visitors." ⁽²⁾

Response - Comma needed between "City and including" as these are examples of what can be included. Recommendations are too specific, and the City has very limited transit.

Comment - T.1.1.1 This strike reads as though the City will no longer actively engage in planning it's own facilities and just support other jurisdiction efforts. ⁽²⁾

Response - The City does not have the staff to accomplish this.

Comment - T.1.1.6 – Policy should not be deleted. ⁽⁶⁾

Response – This is accomplished by the Commission annually as part of the budgetary process.

Comment - T.1.1.6 – Policy should not be deleted. ⁽⁶⁾

Response – This is accomplished by the Commission annually as part of the budgetary process.

Comment - T.1.1.7 Add "Update with LDR". ⁽³⁾

Response - Not necessary, Florida Statutes require that the LDRs are updated within a year of the adoption of the updated Comprehensive Plan.

Comment - T.1.1.10 – Policy should not be deleted. ⁽⁶⁾

Response – Coordination is addressed in other policies of the Transportation Element and the Recreation and Open Space Element.

Comment - T.1.2 – Expand objective to restrict street vacations. ⁽⁶⁾

Response – Restricting street vacations could limit redevelopment.

Comment - T.1.2.1 should require that the city adopt and enforce a right of way ordinance, so as not to degrade the existing city right of ways. ⁽¹⁾

Response – The City adopted a right of way ordinance.

Comment - T.2.1.1. The COSAB needs a Transportation Plan outlining goals, objectives and policies that is inclusive of all modes and networks related to it's own jurisdiction. All other sections have dedicated verbiage about a plan. ⁽²⁾

Response - The City does not have the staff to prepare a Transportation Plan.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

Comment - T.1.3 – Objective and Policies do not need to be in the Comprehensive Plan. ⁽⁶⁾

Response – Objective and Policies should be deleted.

Comment - T. 2.3.2 Consider after "circulation" add including "interconnectivity and transit" ⁽²⁾

Response - Addition not needed.

Comment - T.4 This goal needs dedicated verbiage regarding a plan since one does not exist. This could be a good place to adopt Complete Streets Context Classifications. ⁽²⁾

Response - The City does not have the staff to complete its own transportation plan. FDOT has adopted a Complete Streets Policy in September 2014.

Comment - T.4.1 Add verbiage to seek funding ⁽²⁾

Response - Addition not required.

Comment - T.4.1.5. replace "to havebicyclist" with "sidewalks, shared use paths, bike lanes or other Complete Street Context Classification allowances and as per the City Transportation Master Plan." ⁽²⁾

Response - Addition not required.

Comment - T.2.2 – Retain Objective. ⁽⁵⁾

Response – The evacuation routes are not within the city limits and St. Johns County monitors evacuation routes.

Comment - T.3 – Goal should be deleted⁽⁶⁾

Response – Goal deleted.

Comment - T.4 – Expand Goal. ⁽⁵⁾

Response – No revisions proposed for goal.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

HOUSING ELEMENT

Comment - H.1.1 – Revise policy to modify words. ⁽⁶⁾

Response – Revision not necessary.

Comment - H.1.1.3 – Retain deleted words. ⁽⁵⁾

Response – Deleted words not necessary.

Comment - H.1.7 - The proposed amendment to Objective H.1.7 shortens the policy to read "The City shall promote and encourage sustainable housing" by removing the following qualifiers that characterize "green" or "sustainable" housing. ⁽⁴⁾

Response - Recommendation is too specific, and the staff could not enforce the objective. Florida Building Code promotes sustainability.

Comment - H.1.7 – Objective should not be modified. ⁽⁶⁾

Response – Previously addressed in response to Jen Lomberg's comments above.

Comment - H.1.7.1 – Policy should not be revised and add the requirement to adopt a Sustainability Action Plan by 2021. ⁽⁶⁾

Response - Staff does not have the expertise to develop a sustainability action plan.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

INFRASTRUCTURE

Comment - Goal U.1 – Goal should not be revised. ⁽⁶⁾

Response – There are no aquifer recharge areas in the city limits of St. Augustine Beach.

Comment - U.1.1.1 – The policy should be changed to from "new developments" to "new construction". ⁽⁴⁾

Response – Recommendation would not allow the construction of a single family dwelling unit on a lot that is not served by centralized sewer.

Comment - U.1.1.2 - Policy U.1.1.2 has been amendment to read "Residents currently using septic tanks shall be required to tie into the County Utility Department's mains, as required by the County Health Department." ⁽⁴⁾

Response – The City of St. Augustine Beach does not have any regulatory authority over the public sewer service or installation of septic tanks. St. Johns County Utilities is the provider of public sewer service and the Health Department approves septic tanks.

Comment - U.1.2.2 - The City should lead by example by taking steps to reduce its own solid waste footprint by eliminating single-use plastic and polystyrene from City facilities. ⁽⁴⁾

Response - Policy decision by the City Commission, not recommended to be a Comprehensive Plan policy.

Comment - U.1.3.3, it should be added that the city set a specific date to upgrade the master drainage plan, using current predictions for rainfall events associated with the projected increase in the intensity of hurricanes and rain storms caused by climate change conditions. ⁽¹⁾

Response - The master drainage plan update is based on funding. A date could be added for the drainage plan update. The specifics for the plans should be included in the RFP for the plan, not the Comprehensive Plan.

Comment - U.1.3.2 – Policy should not be revised. ⁽⁶⁾

Response – The City is participating in FEMA's Community Rating System and meeting the current requirements.

Comment - U.1.3.3 - The proposed amendments to this policy are extremely unclear. ⁽⁴⁾

Response - The master drainage plan update will determine the appropriate green drainage systems for the City. The specifics should not be included in the Comprehensive Plan.

Comment - U.1.3.3 – Add date for the master drainage plan update and define "green" drainage. ⁽⁶⁾

Response – The date for the master drainage plan update is based on funding. The term "green" is included with "other new technologies", that might be developed prior to the master drainage update being completed.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

Comment - U.1.4 – Objective is duplication. ⁽⁵⁾

Response – Both Objective U.1.3 and U.1.4 relate to drainage.

Comment - U.1.4.2 - Deletes the provision that states that the City shall regulate development within the 100-year floodplain. ⁽⁴⁾

Response – Wording was added to U.1.4.1 to address development in the 100-year floodplain, which makes this policy redundant.

Comment - U.1.6 - The proposed amendments to this objective remove the requirement for the City to adopt policies for water conservation measures and instead only require enforcement of the Florida Building Code. ⁽⁴⁾

Response – The Florida Building Code requires water conservation devices.

Comment - U.1.6.5 – Add the requirement to the use of reclaimed water. ⁽⁴⁾

Response - St. Johns County Utility Department is responsible for the reclaimed water utility in St. Augustine Beach. Lines are not available in the majority of the city for reclaimed water.

Comment - U.2.4.2 - See Policy U.1.1.1⁽⁴⁾

Response – As stated in the response to U.1.1.1, Recommendation would not allow the construction of a single family dwelling unit on a lot that is not served by centralized sewer.

Comment - U.2.4.3 - Changes the provision from requiring owners of single family lots platted before 1990 to connect to the County's sewer system if the system is available within 200 feet of the lot to only requiring connection if required by the County Health Department. ⁽⁴⁾

Response – The County Health Department approves septic tanks in the City of St. Augustine Beach and will not permit a septic tank if public sewer is available.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

CONSERVATION AND COASTAL MANAGEMENT

Goal CC.1 – Revise Goal. ⁽⁵⁾

Response – Revision not necessary, meaning basically the same.

Comment - CC.1.1.1 - Access to the City's beaches should not be limited to residents of beachfront developments. ⁽⁴⁾

Response – The City cannot require public access to the beach from private property.

Comment - CC.1.2 Preservation of Dunes - The objective to protect our dunes should not be limited to merely requiring permits from the Department of Environmental Protection for new development. The method of protection should be left open ended to allow for additional protective measures. ⁽⁴⁾

Response – The City does not have staff to add measures in addition to DEP.

CC.1.2.1 – Revise Objective. ⁽⁶⁾

Response – Revision not necessary.

Comment - CC.1.2.2 - The proposed amendment removes the responsibility for the City to make its own independent recommendations and policies to control beach erosion and instead merely requires coastal development to acquire Army Corps of Engineers and Florida Department of Environmental Protection permits for projects. ⁽⁴⁾

Response – The City does not have staff to add measures in addition to COE and DEP.

Comment - CC.1.2.4 - Coastal Construction Setback Line should be Coastal Construction Control Line and no development should be allowed seaward of the Coastal Construction Control Line. ⁽⁴⁾

Response – The policy will be revised to change Coastal Construction Setback Line to Coastal Construction Control Line. Restricting all building seaward of the Coastal Construction Control Line could be viewed as a taking by the City of St. Augustine Beach.

CC.1.2.5 – Retain deletion. ⁽⁶⁾

Response – Policy deleted.

CC.1.2.7 – Retain Policy. ⁽⁵⁾

Response – Policy deleted.

CC.1.2.10 through CC.1.2.14 – Add Policies. ⁽⁶⁾

Response – Staff does not have the expertise, or the City have the resources to implement the proposed policies.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

CC.1.3 - Retain Policy. ⁽⁵⁾

Response – St. Johns County is responsible for the disaster preparedness and local mitigation plans. These are either a FEMA or a State of Florida Division of Emergency Management requirement. Post disaster redevelopment plans are no longer required. If post disaster redevelopment plans were required, St. Johns County would prepare them.

Comment - CC.1.6.1 – Policy should not be deleted. ⁽⁴⁾

Response – This is a state requirement and is a requirement of SJRWMD permits.

Comment - CC.1.6.2 - Policy should not be deleted. ⁽⁴⁾

Response – This is a state requirement and is a requirement of DEP and SJRWMD permits.

Comment - CC.1.6.5 - Policy should not be deleted. ⁽⁴⁾

Response - This is a state requirement and is a requirement of DEP and SJRWMD permits.

Comment - CC.1.6.6 – City should have role in permit in addition to state and federal agencies. ⁽⁴⁾

Response – Staff does not have the expertise to add additional levels of review and permitting beyond the state and federal agencies.

Comment - CC.1.7.1 - Policy should not be deleted. ⁽⁴⁾

Response – Staff does not have the expertise to add additional levels of review and permitting beyond the state and federal agencies.

Comment - CC.2.3 - City should have role in permit in addition to state and federal agencies. ⁽⁴⁾

Response – Staff does not have the expertise to add additional levels of review and permitting beyond the state and federal agencies.

Comment - CC.2.5.1 – New septic tanks should be prohibited. ⁽⁴⁾

Response – The County Health Department will not permit a septic tank if public sewer is available.

Comment - CC.2.5.2 - New septic tanks should be prohibited. ⁽⁴⁾

Response – The County Health Department will not permit a septic tank if public sewer is available.

Comment - CC.2.6.2 - Policy should not be deleted. ⁽⁴⁾

Response – The City does not have land available to develop sites for hazardous wastes.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

Comment - CC.2.7 - City should have role in permit in addition to state and federal agencies. ⁽⁴⁾

Response – Staff does not have the expertise to add additional levels of review and permitting beyond the state and federal agencies.

Comment - CC.2.7.1 - City should have role in permit in addition to state and federal agencies. ⁽⁴⁾

Response – Staff does not have the expertise to add additional levels of review and permitting beyond the state and federal agencies.

Comment - CC.2.7.2 – Amend the existing policy to increase the buffer. ⁽⁴⁾

Response – Maintaining the existing policy was recommended by the City Commission.

Comment - CC.2.9 Objective should not be deleted. ⁽⁴⁾

Response – Staff does not have the expertise to add additional levels of review and permitting beyond the state and federal agencies.

Comment - CC.4.1.2 – Policy should not be amended. ⁽⁴⁾

Response – Staff does not have the expertise to add additional levels of review and permitting beyond the state and federal agencies.

Comment - CC.4.3 – City should not defer to the County. ⁽⁴⁾

Response – State and Federal requires the Local Mitigation Task Force be countywide.

Comment - C.4.4 - Deleted Federal Government as determining sea level rise. ⁽⁴⁾

Response – The proposed objective provides an agency to determine sea level rise.

Comment - CC.4.4: Add the word resiliency to sea level rise objective title. ⁽¹⁾

Response – Addition is not necessary.

Comment - CC.4.4 Modify policy to include 'local' sea level rise projections. Note: sea level rise is not consistently distributed along the Atlantic coast ⁽¹⁾

Response – The City does not have staff/expertise to develop 'local' sea level rise projections.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

Comment - CC.4.4.1 - FEMA flood hazard area maps are not the best source of determining flooding due to storm surge, and nuisance tidal flooding caused by hurricanes and sea level rise. Note: The federal flood insurance program is not intended to predict flood damage from hurricanes, storm surge events or sea level rise. The intent was to predict flooding associated with significant rainfall and stormwater drainage capacity of any given community. ⁽¹⁾

Response – As required by State Statutes, the City must designate an “Adaption Action Area”. Staff recommends the “Special Flood Hazard areas” designated by FEMA as the “Adaption Action Area”.

Comment - CC.4.4.2 - Add to the policy that the city shall prepare a vulnerability study to assess flooding threats from storm surge, king tides in sea level rise. ⁽¹⁾

Response - Storm surge maps are created by the State of Florida Division of Emergency Management and the Northeast Florida Regional Council. The City does not have the staff to prepare a vulnerability study.

Comment - CC.4.4.3 Add to the policy that the city shall prepare a climate action plan stating reasonable goals and policies to reduce the release of greenhouse gases associated with global warming. ⁽¹⁾

Response - The City does not have the staff to prepare a climate action plan on its own. The specifics of the climate action should be determined by the agencies preparing the plan.

Comment - CC.1.6.2 - Retain Policy. ⁽⁶⁾

Response – Policy is being implemented by requiring State and Federal permits.

Comment - CC.1.6.5 – Retain Policy ⁽⁵⁾

Response – Staff does not have the expertise, or the City have the resources to implement this policy.

Comment - CC.1.6.6 – Retain Policy ⁽⁶⁾

Response – Staff does not have the expertise to implement this policy without State and Federal permits.

Comment - Goal CC.2 – Retain Goal. ⁽⁶⁾

Response – Additional wording not necessary.

Comment - CC.2.3 – Revise Policy. ⁽⁵⁾

Response – Additional wording adds specifics to Policy.

Comment - CC.2.7 – Retain Objective. ⁽⁶⁾

Response – Staff does not have the expertise to implement this objective without State and Federal permits.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

Comment - CC.2.8– Retain Objective. ⁽⁶⁾

Response – Staff does not have the expertise to implement this objective.

Comment - CC.2.9– Retain Objective. ⁽⁵⁾

Response – Staff does not have the expertise to implement this objective.

Comment - CC.2.10.2 through CC.3.1.2 – Retain Policies. ⁽⁵⁾

Response – Policies not necessary.

Comment - CC.4.2– Retain Objective. ⁽⁵⁾

Response – Objective is being retained.

Comment - CC.4.2.1 – Retain Policy. ⁽⁵⁾

Response – Staff does not have the expertise to implement this policy without State and Federal permits.

Comment - CC.4.2.2 – Retain Policy. ⁽⁵⁾

Response – Staff does not have the expertise to implement this policy.

Comment - CC.4.3 – Retain Objective. ⁽⁶⁾

Response – Revision clarifies intent.

Comment - CC.4.3.1 through CC.4.3.4 – Retain Policies. ⁽⁶⁾

Response – St. Johns County is responsible for the Local Mitigation Strategy. This is a FEMA requirement.

Comment - C.4.4 – Revise Policy. ⁽⁶⁾

Response – Staff does not have the expertise to prepare a Sustainability Action Plan. Florida Statutes require the City identify the “Adaption Action Areas” with this Comprehensive Plan update.

Comment from:
Craig Thomson ⁽¹⁾
Heather Neville ⁽²⁾
Steve Mitherz ⁽³⁾
Jen Lomberg ⁽⁴⁾
Jane West ⁽⁵⁾

RESPONSE TO COMMENTS

RECREATION AND OPEN SPACE

Comment - R.1.2.5 Consider after "projects," replace with "safe interconnectivity for vulnerable road users will be provided." Remove "if feasible." ⁽²⁾

Response - Revision not necessary



FLEET & ASSOCIATES

Memo

To: Max Royal, City Manager
From: Janis K. Fleet, AICP
Date: May 13, 2019
Subject: St. Augustine Beach Comprehensive Plan

Attached is the proposed St. Augustine Beach Comprehensive Plan, revised based on workshops with the City Commission and as recommended by Planning and Zoning Board for transmittal at their April 16, 2019 meeting. Below is a summary of the process to date and the steps needed to adopt the proposed changes.

State statutes requires review of the City's Comprehensive Plan every 7 to 10 years by preparing an Evaluation and Appraisal Report (EAR) of the Comprehensive Plan. The last EAR for the St. Augustine Beach Comprehensive Plan was prepared in 2008. Since the last EAR was prepared for St. Augustine Beach, there has been legislative changes to the process. The City sent a letter to the Department of Economic Opportunity (DEO) in February 2018 stating they were going to prepare an EAR of the Comprehensive Plan. The EAR and EAR Based Amendments should have been transmitted by February 2019.

The EAR Process began in June 2018 with public workshops to develop the list of major issues. Three Workshops were held, one was a workshop with the public, one with Planning and Zoning Board, and one with City Commission to prepare the list of major issues. The list of major issues was approved by the Commission.

A joint workshop was held in October with the Commission, the Planning and Zoning Board, and the Tree Board on the list of major issues and how they relate to Comprehensive Plan. Proposed changes to the adopted Comprehensive Plan were discussed.

Meetings were held with the City Commission to review additions and revisions to the Comprehensive Plan. A draft document of the proposed Comprehensive Plan was prepared, incorporating comments from the Commission and the public. This draft was presented to the Commission in January.

The draft was updated based on comments from the City Commission and presented to Planning and Zoning Board at their February meeting. The Planning and Zoning Board deferred action to proposed changes to the Comprehensive Plan to allow the Board members time to comment on the draft.

Comments were received from Board members and other interested parties. Fleet & Associates prepared a response to all comments to the draft presented to the Planning and Zoning Board. At their April meeting, the Planning and Zoning Board, as the Local Planning Agency (LPA), voted to recommend to the Commission to transmit the draft of the proposed Comprehensive Plan to DEO.

The Comprehensive Plan provides guiding principles for the development in the City. Specific implementation policies are included in the Land Development Regulations (LDRs). The following is a highlight of the proposed changes to the Comprehensive Plan included in the draft:

- Revisions for dates
- Revisions for completed objectives and policies
- Revisions required for statutory changes
- Revised the PUD Future Land Use Map (FLUM) Category to "Mixed Use"
- Added short term transient rentals to the FLUM categories
- Added policies to address sea level rise
- Added policies to implement the Water Supply Plan
- Changed green to sustainable
 - Sustainable is better than green
 - Bamboo is green by not sustainable, due to shipping from China
- Recommended the development of a County-wide Climate Action Plan
- Recommended the City prepare an update to the Master Drainage Plan

The next steps in the process is for the City Commission to approve the transmittal of the Comprehensive Plan with the proposed changes to DEO. If the Commission would like to recommend any changes to the proposed draft, they need to recommend the specific policy goal, objective, or policy to be changed and vote on the specific change.

After the Commission votes on the transmittal document, it will be submitted to DEO and other reviewing agencies for review and comment. The DEO has 60 days to review the plan and provide an Objections, Recommendations, and Comment (ORC) Report to the City.

Changes to the draft of the proposed Comprehensive Plan will be made to address issues identified in the ORC Report. The revised draft will be submitted to the Commission for review and approval. The amendments proposed to the Comprehensive Plan in the draft must be adopted by ordinance. The Commission will hold two public hearings for each for the first and second readings of the ordinance adopting the changes proposed to the Comprehensive Plan.

CITY OF ST. AUGUSTINE BEACH



COMPREHENSIVE PLAN 2040

Proposed Changes to Goals, Objectives, and Policies

DRAFT
5/9/19



FLEET & ASSOCIATES
ARCHITECTS/PLANNERS, INC.

11557 Hidden Harbor Way Jacksonville FL 32223
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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 ~~adopted in 1994~~ 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 ~~add positive incentives to the~~ maintain -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 ~~develop interlocal agreements and/or intergovernmental coordination concerning information gathering, development permitting, and the monitoring of development 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 ~~providing enforcing the~~ provisions in the Land Development Regulations ~~to address this issue by December 31, 1999.~~

L.1.1.8 The City shall continue to support grants for purchase and preservation ~~the inclusion~~ of environmentally sensitive lands through the Florida Forever/Florida Communities Trust (FCT) Grant program and on other ~~possible grants for purchase and preservation 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 in order to maintain the adopted Level of Service Standards,~~ development orders and permits will be ~~conditioned~~ on the availability of public facilities and services at the adopted level of service.

Policies

L.1.2.1 The City will ~~adopt~~ maintain provisions with in the unified Land Development Regulations that require necessary public facilities and services are available or will be in place concurrent with the impacts of the development, ~~or that facilities and services are authorized to serve the development, at the same time as the land uses are authorized.~~

~~L.1.2.2 The City shall ensure densities and intensities of future land use which are consistent with the availability of essential facilities and services by reviewing a development plan and requiring consistency with other elements of the Plan.~~

~~L.1.2.3 In the event that development proposal cannot meet policy L.1.2.1, the City may approve the development orders or permits if such are conditional on the availability of facilities and services necessary to service the proposed development, and that the utility or service entity authorizes the provision of service concurrent with the impact at the same time as the land uses are authorized.~~

~~L.1.2.4 The City shall pursue Federal and State funds, together with local funds, for the upgrading of drainage facilities, recreational activities, flood improvements and beach parking consistent with this Comprehensive Plan.~~

L.1.2.5 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.1.2.6 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.1.2.7 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~~ stipulate the 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 except within those areas designated for mixed use as established by current City ordinance, unless it is a component of a mixed use development.

~~L.1.3.2 The City in the Land Development Regulations shall include provisions to require a maximum fifteen (15) foot wide vegetative and/or a structural barrier between commercial and residential land uses. The barrier shall to screen noise and glare and to visually screen adjacent non-compatible land uses, while maintaining the aesthetic purposes of the buffer zones. The width and structural barrier material will be subject to approval by the Comprehensive Planning and Zoning Board.~~

~~L.1.3.3 For future development, the The City shall include maintain in the Land Development Regulations design guidelines and standards for buffering, construction of location of curb cuts, landscaping and signage associated with proposed development adjacent to arterial roads.~~

~~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, through its Land Development Regulations, will ensure shall promote the compatibility of adjacent land uses by enforcing this Element and by having a through its development unified review process and regulatory process implementation of the Land Development Regulations.~~

~~L.1.3.6 Transient rental, short-term rental properties are now shall be allowed in the Medium - Low, Medium, and High Density Residential land uses categories and in the Commercial and Mixed Use categories and must comply with the requirements for transient rental, short-term rental properties included in the Land Development Regulations. These rental uses are allowed in Medium Density Residential Density Residential land use districts by licensing issued by the City of St. Augustine Beach.~~

Objective: Historic and Archaeological Resources

~~L.1.4 The City will assure the protection of historic and archaeological resources by including a site review and historic file search requirement within the Land Development Regulations.~~

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 as defined by the Florida Bureau of Historic Resources' Master Site File of the National Register of Historical Sites by requiring the identification of historic structures in proposed developments and by adopting an historic preservation ordinance by 2025.~~

~~L.1.4.2 The City shall coordinate closely with other government agencies, including local, State and Federal governments and the Historic St. Augustine Preservation Board, to exchange data and information to develop sufficient knowledge and protection of all resources of the area.~~

~~L.1.4.3 The City shall not permit development projects that infringe on significant historical or archaeological sites through yearly review of current listings of these resources maintained by the Florida Department of State and the Historic St. Augustine Preservation Board.~~

~~L.1.4.4. The City shall continue with the assistance of the State of Florida and the St. Johns County Historic Resource Review Board, to identify significant historic resources which are in need of protection and to develop management and restoration plans as appropriate.~~

~~L.1.4.5 Historic resources shall be protected through designation as historic sites by the State or the City. The only historic designation within the City is City property, and the City shall through a lease for rental of said property, ensure the preservation of the structure identifies as the Old City Hall.~~

Objective: Coastal Areas

~~L.1.5 The City will base future land use decisions on the carrying capacity and the ability to evacuate in a major hurricane event as defined by the Northeast Florida Regional Hurricane Evacuation Plan.~~

Policies

~~L.1.5.1 The City shall coordinate with St. Johns County and the Northeast Florida Regional Planning Council in establishing the carrying capacity of the coastal areas.~~

~~L.1.5.2 Any amendments to the Future Land Use Plan shall reflect densities and intensities that do not exceed the carrying capacity of the designated evacuation routes.~~

~~L.1.5.3 Existing evacuation routes shall be so marked and should be given special consideration for improvement over other roads and highways in the City.~~

~~L.1.5.4 The City shall update its hurricane evacuation and disaster preparedness plan every five years in conjunction with St. Johns County and re-evaluate its effectiveness immediately after a major disaster event in order to recommend appropriate improvements.~~

~~L.1.5.5 The City shall update its hurricane guide, showing evacuation routes, hurricane hazards, safety procedures, shelters and every other pertinent information by or on the one year anniversary of the adoption of this Plan.~~

~~L.1.5.6 The City shall adhere to the Department of Environmental Protection's coastal setback requirements and their permitted variances, regardless of the size of the developable parcel.~~

~~L.1.5.7 The City shall encourage St. Johns County, the St. Johns River Water Management District and/or the State of Florida to purchase areas subject to seasonal or periodic flooding, including flood-prone areas adjacent to the Atlantic Ocean, for use for public and beach access parking.~~

Objective: Innovative Land Development Regulations

~~L.1.6 The City shall maintain and enforce landscaping, land clearing, and signage and historic preservation provisions in its Land Development Regulations.~~

Policies

~~L.1.6.1 Provisions in the Land Development Regulations shall insure that A-land clearing ordinance shall be adopted to is limited land clearing in the coastal hammock to that required for structures, access and parking.~~

~~L.1.6.2 The City shall provide a credit to developers for innovative landscape design as a part of the tree ordinance in the Land Development Regulations.~~

L.1.6.3 The City shall ~~develop and~~ enforce sign regulations which promote the public health, safety and general welfare and protect the character of residential and business areas of the City ~~by restricting the display of a sign to the land, buildings or use to which it is appurtenant.~~

~~L.1.6.4 The City shall review current ordinances, codes and regulations and update them as a part of the Land Development Regulations.~~

L.1.6.5 The City shall regulate all proposed development plans to determine that open space is available for both passive and active recreation ~~at or exceeding the standards in this Plan.~~

~~L.1.6.6 The City shall consider density for individual lots in accordance with the Land Development Regulations and for lot coverage allowances within Policy.~~

Objective: Preventing Urban Sprawl

L.1.7 The City will discourage the proliferation of urban sprawl ~~by extending facilities and services beyond the City limits only for City-owned facilities and emergency services, or only for areas which want to be annexed into the City only annexing areas into the City where public services and facilities are available.~~

Policy:

L.1.7.1 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.1.8 ~~The City will base~~All future land use decisions shall be consistent with ~~on~~ the City's Future Land Use Map.

Policy

L.1.8.1 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, 35% lot coverage 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. Transient-short term rental shall also be allowed.

Medium Density Residential allowing for single family and multi-family up to seven (7) units per acre, 35% lot coverage and recreational uses to support the residential development. Transient-short term rental shall also be allowed.

High Density Residential allowing for up to twelve (12) units per acre, 35% lot coverage and recreational uses to support the residential development. Transient-short term rental shall also be allowed.

Commercial allowing a floor area ratio up to forty percent (40%) of gross lot

size coverage. Transient-short term rental shall also be allowed.

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

Institutional allowing ~~a floor area ratio~~ up to forty percent (40 %) of ~~gross lot size~~ lot coverage.

~~Planned Unit Development (PUD) shall be in accordance with Policy L.1.6.6 of the Future Land Use Element and shall only allow for single family residential development.~~

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. Transient-short term rental shall also be allowed.

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 By the end of the year 2012, prepare a transportation plans meet the~~ for ongoing transportation needs within the City, including parking, pedestrian, and bicycle needs for residents and visitors. The plan will be based on projected population, visitors, and available land.

Policies

~~T.1.1.1 The City will coordinate its future transportation plan with~~ continue to support the FDOT five (5) year work program, the master plans from the ~~First Coast~~ 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~~ Continue to upgrade the unpaved local roads within the city limits, based on available funding network as population levels dictate.

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 ~~peak hour for all roadway types within the City, except for 16th, 11th, and A Streets, which are Level C as adopted by City ordinance.~~

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 If no FDOT or County funds are available, t~~ 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 Review existing ordinances for possible right of way safeguarding provisions and add provisions to preserve future right of way and not to degrade existing rights of way, if they do not currently exist.~~

T.1.2.2 Maintain in the Land Development Regulations provisions that insure that new development plans include the provision of adequate rights-of-way at a minimum to meet the requirements of the Land Development Regulations and preserve any future expansion of the State highway system.

~~T.1.2.3 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 by not allowing more than one access point on a lot of less than 50 feet of frontage.~~

Objective: Plan to Monitor Safety to Reduce Accidents by 10%

~~T.1.3 The City's Law Enforcement Organization shall establish a plan to monitor safety factors which affect the City's transportation system and that will reduce traffic accidents. Transportation Has 10% goal been met, is that achievable~~

Policies:

~~T.1.3.1 Continue to cooperate with FDOT and St. Johns County in the collection of traffic count data.~~

~~T.1.3.2 Establish a system of accident information collection and filing which provides for accurate accident location data and provide and maintain current maps which reflect such information.~~

~~T.1.3.3 Continue to monitor all traffic safety considerations with a view toward the potential need for accident prevention measures.~~

~~T.1.3.4 In coordination with FDOT and St. Johns County, develop a plan for the provision of traffic signs and signal lights as new population and traffic growth patterns generate a need for such.~~

GOAL T.2

ESTABLISH MEANS OF COMMUNICATION ON TRANSPORTATION RELATED ISSUES WITH THE FDOT, THE FIRST COAST NORTH FLORIDA TPO, THE NORTHEAST FLORIDA REGIONAL PLANNING 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 shall coordinate on an annual basis its~~ will promote the transportation goals, objectives and policies ~~with these goals, objectives and policies of St. Johns County, the First Coast North Florida TPO, and the FDOT five year plan, which apply or will have an influence on the City's transportation plan and network.~~

Policies

T.2.1.1 Continue to coordinate with St. Johns County to improve the traffic flow and safety standards of ~~Ocean Trace Road~~ 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: Improvements to Evacuation Routes

~~T.2.2 The City will inspect the evacuation routes within its limits during times of significant rainfall to see if any sections of the routes become flooded and will inform the FDOT or the County of the need to prevent the flooding.~~

Policy

~~T.2.2.1 Continue to coordinate with FDOT and St. Johns County on the study of and necessity for improved evacuation with elevation standards.~~

Objective: Coordination of Traffic Circulation Planning

T.2.3 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 any the plans for the First Coast North Florida TPO, of which St. Johns County and the City are members.

Policies

~~T.2.3.1 The St. Augustine Beach City Commission shall review subsequent versions of the FDOT 5-Year Transportation Plan, in order to update or modify this element, if necessary.~~

T.2.3.2 The St. Augustine Beach City Commission shall review for compatibility ~~with this element~~ with the traffic circulation plans and programs of an the FDOT 5-Year Transportation Plan, the First Coast North Florida TPO and or St. Johns County, established for this area and update or revise this element, if necessary.

~~T.2.3.3 All proposed amendments to this Transportation Element shall include a statement of findings supporting such proposals.~~

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 on a yearly basis.~~

Policy

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

Objective: Study for Off Beach Parking

~~T.3.2 The City shall study alternatives to beach parking and shall explore the available options and how they can be implemented.~~

Policies

~~T.3.2.1 Review data which affects the safety and welfare of beach pedestrians with a view toward the provision of additional off beach parking.~~

~~T.3.2.2 As population growth dictates, continue to work with the State and County in efforts to procure land for use as off beach parking.~~

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 agency provide bikepaths/sidewalks 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 Continue to work with the St. Johns County Bicycle Planning Committee toward the provision of bicycle and pedestrian ways on County maintained roads within the City limits and on other roads contiguous to the City.~~

~~T.4.1.3 Continue to work with the Department of Environmental Protection and St. Johns County for the provision of additional pedestrian crossovers as beach use increases with population growth.~~

T.4.1.4 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 when these facilities cross the jurisdictional boundaries from one government's area to another's.

T.4.1.5 The City shall require ~~that major new~~ residential or commercial developments of ten (10) acres or more shall to have sidewalks, where needed for pedestrian safety and roadways to accommodate bicyclists.

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, ~~by maintaining the Building and Zoning Department to~~ shall provide technical assistance, permits and inspections, ~~shall that provide enable the opportunity for construction of~~ new 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. ~~This includes maintaining a checklist of items needed to obtain a building permit and reviewing a permit with all the required information within two weeks.~~

~~H.1.1.2 The City shall develop local government relationships with the private sector by annually holding meetings with the St. Johns Builders Council to make recommendations to improve the efficiency and expand the capacity of the housing delivery systems.~~

H.1.1.3 The City shall ~~review/amend~~ review/amend ordinances, codes, regulations and the permitting process, as necessary for the purpose of streamlining ~~and amending~~ requirements in order to increase private sector participation in meeting the housing needs, ~~while continuing to ensure the health, welfare and safety of the residents.~~

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 ~~establish a housing safety code, provide increased~~ continue its code enforcement activities ~~and draft an ordinance to implement compliance.~~

~~H.1.2.2 The City shall increase code enforcement activities through regular inspections of the housing stock and institute code enforcement activities where warranted.~~

H.1.2.3 The City shall encourage the establishment of neighborhood groups who coordinate neighborhood upgrading projects ~~by providing code enforcement assistance, removing blighting influences and concentrating capital and/or operating budget improvements in such neighborhoods.~~

~~H.1.2.4 The Building and Zoning Department of the City of St. Augustine Beach shall maintain a list of Federal, State and local subsidy programs available to residents of St. Augustine Beach.~~

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 ~~through technical assistance.~~

~~H.1.3.2 The City shall assist property owners of historically significant housing in applying for and utilizing State and Federal assistance programs, where appropriate.~~

Objective: Existing Housing

H.1.4 The City shall ~~assist in~~ promote conserving and extending the useful life of the existing housing stock in St. Augustine Beach ~~by provisions in the Florida Building Code.~~

Policies

~~H.1.4.1 The City shall review and amend, where necessary, the City's housing stock and health codes and standards relating to the care and maintenance of residential and neighborhood environments and facilities.~~

~~H.1.4.2 During the annual budgetary process, the City shall schedule and concentrate public infrastructure and supporting facilities and services to upgrade the quality of existing neighborhoods. The City shall also work with the County to upgrade infrastructure services provided through interlocal agreements.~~

~~H.1.4.3 Annually, the~~ The City shall encourage homeowners to increase private reinvestment in the existing housing stock in St. Augustine Beach ~~by providing information and public assistance.~~

Objective: County Wide Public Housing Agency

~~H.1.5 The St. Augustine Beach City Commission will support and cooperate with any efforts by the Board of County Commissioners to establish a County wide Public Housing Agency, which will provide sites for low and moderate income housing within the County.~~

Policies

~~H.1.5.1 The St. Augustine Beach City Commission will cooperate with the County and St. Augustine on the forming of a Housing Task Force to develop needs and establish priorities for a public housing agency.~~

~~H.1.5.2 Should the County form a Housing Task Force, the St. Augustine Beach City Commission shall designate one of its members to be a member and to meet to analyze and propose sites for low and moderate income housing in the County.~~

Objective: Placement of Group Homes and Foster Care Facilities

H.1.6 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.1.6.1 The Land Development Regulations will contain provisions to allow group homes and foster care facilities in residential areas consistent with State Statutes.

Objective: ~~Green and Innovative~~Sustainability Building Programs

~~H.1.7 The City shall promote and encourage sustainable housing use of green, or other innovative/efficient/progressive building designs, methods, and standards within the City which minimize impact to the local and extended environment, increase energy efficiency, preserve water and water quality, increase the efficiency of building materials, reduce waste, etc., as recognized by the U.S. Green Building Council.~~

Policies

~~H.1.7.1 The City shall promote sustainable design by promoting energy efficiency in residential development, through the Building and Zoning Department, research recognized green and progressive building methods and resources for the public and local governments provided by the U.S. Green Building Council and National Association of Home Builders' National Green Building Standards, Environmental Protection Agency's Star Rating, or other reputable sources, for identifying which materials, methods, and designs are green and identifying incentive programs appropriate for use within the City.~~

~~H.1.7.2The City shall maintain a list of grant and alternative as well as non alternative funding sources for the implementation of green building programs that may be utilized within the City either by a governmental entity or private entity.~~

~~H.1.7.3The city shall apply for Federal, State, County, and private grants that will further the implementation of green and efficient building within the City as those grants which are viable to the City become available.~~

~~H.1.7.4The City shall cooperate with St. Johns County, the State of Florida, and the Federal Government for the implementation of green initiatives with the City.~~

~~H.1.7.5The City shall review and revise the City of St. Augustine Beach Land Development Regulations to integrate green or innovative building incentives for new building within the City as well as for remodeling.~~

~~H.1.7.6The City shall maintain and distribute to applicants when applications are received an updated list of resources for high efficient alternative building materials which might be utilized for private new construction and remodeling. Such list should not be restricted solely to structural improvements but also to landscaping (e.g. Xeriscaping, irrigation standards, alternatives to pesticides, etc.)~~

~~H.1.7.7The Building and Zoning Department shall report on the resources looked to for the implementation of this objective and policies to the City Commission and the Comprehensive Planning and Zoning Board.~~

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 ~~AND TO PROTECT THE AQUIFER RECHARGE AREA.~~

Objective: Sanitary Sewer

U.1.1 The City shall maintain ~~Part III, Sections 14-17 of the~~ St. Augustine Beach Master Interlocal Agreement ~~it has with St. Johns County, signed April 28, 1992, for the County Utility Department 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 ~~, except single family dwelling units on lots platted prior to the adoption date (1990) of the City's Comprehensive Plan shall be required to connect to the County's central sewer system. Septic tanks shall be limited to areas of suitable soil types, and residential lot sizes shall, at a minimum, comply with current State or County regulations.~~

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

~~U.1.1.3 Septic tanks will not be permitted in the 100-year Floodplain, except in residential areas in subdivisions platted prior to 1965.~~

U.1.1.4 ~~Annually, representatives of the 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, ~~the City shall maintain a coordination mechanism with the County which assures residents that solid wastes will be disposed of in a safe, environmentally sound manner.~~

Policies

U.1.2.1 The City shall ~~have an~~ maintain the interlocal agreement with St. Johns County ~~to review annually the capacity of the Tillman Ridge Landfill to assure~~ adequate solid waste disposal for the City of St. Augustine Beach.

U.1.2.2 The City shall ~~develop~~have public education programs to make the public aware of the problems and techniques of waste disposal recycling. ~~The City shall 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 shall hold annual coordination meetings with the St. Johns County Solid Waste Department to further the extension of transfer and disposal capacities.~~

~~U.1.2.4 The City will cooperate with the County in its recycling programs and will work with the County to reduce solid waste by whatever percentage is mandated by State law or by mutual agreement between the City and the County.~~

~~U.1.2.5 The City shall cooperate with the County, regional and/or State agencies should there be a proposal to establish a resource recovery facility and should such a facility be economically feasible.~~

~~U.1.2.6 The City shall require the addition of the North American Industry Classification System (NAICS, 1997 edition) data to building permits to facilitate the tracking of hazardous waste.~~

Objective: Drainage

~~U.1.3 The City shall continue the Drainage Improvement Program it started in 1992, which has resulted in the joint City/County/FDOT regional stormwater project to promote adequate drainage for properties in St. Augustine Beach.~~

Policies

~~U.1.3.1 The City will 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 ~~its inspection and maintenance program of its major drainage canals that it started in 1993 as part of~~ to participate in FEMA's community rating service 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 through the year 2020 in St. Augustine Beach and shall prepare a monthly schedule annually in its Capital Improvements Program to meet the drainage and the use of a "green" drainage system and other new technologies needs.~~

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

U.1.3.5 City shall ~~amend~~ maintain in the Land Development Regulations ~~as needed to ensure compliance with the Erosion and Sediment Control Ordinance adopted in February 2006 measures.~~

~~U.1.3.6 Through its Land Acquisition Program, the City shall give priority to a developer if the developer wishes to provide land for purchase or to~~ 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 The City shall manage and regulate development within 100-year floodplain through a drainage ordinance which requires the use of natural drainageways for retention as a part of the Land Development Regulations.~~

~~U.1.4.3 The City hereby adopts by reference the water quality standards as set forth in the Chapter 40C-42, Florida Administrative Code, for all new and existing stormwater systems.~~

~~U.1.4.4 The City shall coordinate and enforce stormwater permitting for water quality with the St. Johns River Water Management District.~~

U.1.4.5 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, ~~that the facilities are available to meet these demands, and there is coordination between the City and the County on the extension of the facilities in order to increase their capacity.~~

Policies

U.1.5.1 ~~Annually,~~ 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 – Construction Standard of ordinances 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 ~~adopt~~ 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 Building and Zoning Department shall, during building plan review of the irrigation plan, recommend water conservation techniques for irrigation.~~

U.1.6.4 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.1.6.5 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.1.6.6 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	300-350 gallons/household/day
Potable Water Facilities w/o reuse	300-350 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 In order to assure that the above identified level of service standards are maintained, procedures/systems for determining available capacity and demand shall be developed by plan implementation, and these procedures shall incorporate appropriate peak demand coefficients for each facility and for each type of development proposed.~~

U.2.1.4 All improvements for replacement, expansion or increase in capacity of facilities shall be compatible with the adopted level of service standards for facilities.

~~U.2.1.5 The City shall coordinate with the St. Johns River Water Management District, Anastasia Mosquito Control District, and St. Johns County to require all stormwater facilities built prior to 1982 to have an ambient water quality survey, and those facilities found to be violating Class III standards as set forth in Rule 62-302.500, F.A.C., will be required to retrofit in order to meet these standards.~~

Objective: Deficiencies and Capital Improvements

~~U.2.2 To correct deficiencies, as well as coordinate the extension of facilities to meet future needs, the City shall, upon plan implementation, develop and maintain a five-year schedule of capital improvement needs for these public facilities, which are under the City's control to be updated annually in conformance with the review process for the Capital Improvements Element of this Plan.~~

Policy

~~U.2.2.1 Proposed capital improvement projects will be evaluated and ranked according to the following priority level guidelines:~~

~~Level One: Whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities and correct existing deficiencies;~~

~~Level Two: Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to development areas lacking full service or promotes in-fill development; and~~

~~Level Three: Whether the project represents a logical extension of facilities and services within a designated service area.~~

Objective: Correcting Deficiencies

~~U.2.3 The St. Augustine Beach City Commission shall review recommendations from staff regarding improvements to existing facilities and direct staff to coordinate the processes required to correct any deficiency so noted.~~

~~Policy If no public funds are available, the developer of a project will be required to pay all costs relating to maintaining the public facilities at the adopted Level of Service, prior to obtaining a development permit.~~

Objective: Existing Facilities

~~U.2.4 The City shall interface with the County to extend and/or improve the service provided by existing water and sewer facilities within the City.~~

~~U.2.4.1 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.2.4.2 All new developments, except for the development of single family dwelling units on a lot platted prior to 1990, shall be required to connect to the centralized water and sewer facilities of the St. Johns County Utility Department or construct a system that would be acceptable to the County and designed in accordance with State statutes.~~

~~U.2.4.3 Owners of single family lots platted before 1990 shall be required to connect these lots when developments occur on them to the County's central sewer system, should the system be available adjacent to or within 200 feet of the lots if required by the St. Johns County Health Department.~~

CONSERVATION/COASTAL MANAGEMENT ELEMENT

GOALS, OBJECTIVES, POLICIES

COASTAL AND RECREATIONAL RESOURCES

GOAL CC.1

~~WHEREAS THE ECONOMIC AND SOCIAL WELL BEING OF THE CITY OF ST. AUGUSTINE BEACH IS CLOSELY RELATED TO THE ABUNDANCE AND QUALITY OF THE COASTAL RESOURCES, 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, Article V in its 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 ~~which is thirty (30) to sixty (60) acres in size~~ to have at least one (1) beach access for use of residents within the development. ~~Any new beachfront development in excess of sixty (60) acres shall have at least two (2) beach accesses for use of residents within the development.~~

CC.1.1.2 St. Augustine Beach will not vacate any ~~more easements, walkways and other access points to beaches and shores except when the aggregation of land provides more linear feet and parking spaces.~~

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

CC.1.1.4 Private land owners adjacent to public beach access points ~~, including easements,~~ will not be allowed to restrict public access to the beaches via plantings or other means ~~in accordance with provisions in the City's Land Development Regulations.~~

Objective: Preservation of Dunes

CC.1.2 St. Augustine Beach shall protect, conserve and enhance remaining coastal dunes by ~~requesting assistance from the Department of Environmental Protection, and shall identify long-term construction standards that will accomplish this objective, such as enforcing the requirements of the Coastal Construction Setback Line and by enforcing Section 1.07.10.E of the Land Development Regulations, which states that where a forward building line has been established along the coast, "to prohibit no building or an addition to an existing building is permitted in front of this general line."~~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 ~~participate in 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 ~~monitoring requiring the Corps of Engineers and DEP permitting for development along the coastline notices, and by making relevant recommendations to further this policy.~~

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 ~~Setback Control Line and requiring an approval and/or permit from the Department of Environmental Protection for development seaward of the Coastal Construction Setback 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 ~~specifically by designating coastal high hazard areas and by limiting development in such areas along with relocating any infrastructure.~~

CC.1.2.6 The City shall enforce building 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 include performance standards in the Land Development Regulations that prioritize Atlantic Shoreline uses with the primary purpose of expanding conservation and recreation uses.~~

~~CC.1.2.8 The City shall require all development and redevelopment along the Atlantic Shoreline to adhere to the public access requirements of the Coastal Zone Protection Act of 1985.~~

CC.1.2.9 The City shall not permit development that modifies undisturbed areas of the dune system.

Objective: Disaster Preparedness

CC.1.3 ~~St. Augustine Beach will participate with~~ in the St. Johns County Local Mitigation Strategy Task Force ~~all applicable State and Federal agencies to insure public safety by keeping Disaster Preparedness plans current incorporating the hazard mitigation annex of the peacetime emergency plan as well as by updates of the Regional Planning Council and St. Johns County.~~

Policies

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

CC.1.3.2 ~~The City will recommend to the responsible agency that existing evacuation routes will be given priority for improvement over other transportation facilities in the agency's annual capital improvements program.~~

CC.1.3.3 St. Augustine Beach shall implement the applicable portions of the St. Johns County Local prepare and update its hurricane evacuation plan and disaster preparedness plan that relate to St. Augustine Beach every five years and also reevaluate the plan's effectiveness immediately and any updates to St. Johns County Local Mitigation Strategy pPlan ~~after major disaster events to recommend appropriate improvements and post-disaster redevelopment activities, both immediate and long term.~~

CC.1.3.4 The City shall coordinate with St. Johns County to distribute ~~update its hurricane guide showing evacuation routes, hurricane hazards, safety procedures, shelters and other pertinent information for its citizens every year by the anniversary date of the adoption of the Comprehensive Plan.~~

CC.1.3.5 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.1.3.6 St. Augustine Beach will ~~annually coordinate disaster preparedness plans with St. Johns County and the City of St. Augustine.~~

CC.1.3.7 The City will participate with the County ~~and the Northeast Florida Regional Planning Council in developing for the implementation of the~~ a local mitigation strategy plan ~~to better prepare the for St. Johns County and the City for natural disasters and to lessen the damages from such disasters.~~

Objective: Public Expenditures

CC.1.4 ~~Consistent with elements of the adopted Comprehensive Plan for the City, public expenditures shall be used for, but not limited to, recreation, protection of park facilities, conservation of natural resources, and issues dealing with public health within the coastal high hazard areas.~~

Policies

CC.1.4.1 ~~Infrastructure shall be planned and required to be installed currently with future development in areas outside of coastal high hazards areas.~~

~~CC.1.4.2 All private and public infrastructure, utilities and drainage improvements must be constructed concurrently, or in accordance with a phased plan approved by St. Augustine Beach.~~

~~Objective: Hurricane Evacuation~~

~~CC.1.5 The City shall require that new residential developments provide an assessment of the impact of the developments on the City's evacuation routes.~~

~~Policies~~

~~CC.1.5.1 Transportation systems (roads, streets, etc.) shall be designed and built to handle traffic generated during emergency evacuations as defined in the City's evacuation plan.~~

~~CC.1.5.2 All roadways in the coastal zone shall be constructed to City specifications using salinity tolerant construction techniques and materials.~~

~~CC.1.5.3 Transportation drainage systems including swales and ditches shall be maintained to ensure hydraulic capability.~~

~~CC.1.5.4 The City will coordinate with St. Johns County in urging and supporting FDOT in widening State Road A1A from Owens Avenue to State Road 206 as a key evacuation route.~~

~~Objective: Protecting Water Resources~~

~~CC.1.6 The City shall minimize the adverse impacts of development on the water resources on Anastasia Island.~~

~~Policies~~

~~CC.1.6.1 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.1.6.2 Development orders will be denied that do not protect the nature and function of wetlands, waterways, inlets and estuaries.~~

~~CC.1.6.3 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.1.6.4 Approved stormwater management systems will be designed and operated to prevent silt and other pollutants from entering adjacent waters without 24-hour detention.~~

~~CC.1.6.5 The City shall require the restoration and enhancement of the beaches/dune system and natural drainage patterns which are tributary to the Intracoastal Waterway within all new developments.~~

CC.1.6.6 The City shall ~~require developers to obtain all enforce environmental performance standards to limit the specific and cumulative impacts on wildlife habitats and living marine resources, such as requiring development plans to comply with applicable federal, state and water management district regulations~~ 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.

Objective: Water Dependent Activities

CC.1.7 ~~Development permits and other decisions made by the City concerning shoreline uses will give priority to water dependent activities consistent with the Future Land Use Element and the standards set forth in the policy below.~~

Policy

CC.1.7.1 ~~Water dependent and other shoreline uses will be prohibited from active shellfish harvesting areas and manatee habitats.~~

CONSERVATION OF NATURAL RESOURCES

GOAL CC.2

~~WHEREAS CONSERVATION OF AIR, WATER, SOIL, WILDLIFE AND OTHER NATURAL RESOURCES IS IMPORTANT TO THE VARIETY AND STRENGTH OF ST. AUGUSTINE BEACH'S AESTHETIC VALUES, 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 shall examine the feasibility of alternate water sources as a supply of water prior to an emergency situation on an annual basis.

Objective: Water Conservation

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

Policies

CC.2.2.1 The City will enforce the water conservation requirements as mandated by included in the State-adopted Florida Building Code codes 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 restrictions on the use of structures for water management and by penalties for encroachment by requiring the appropriate Federal and/or State permits prior to approving any development permits.

Policies

CC.2.3.1 Non-structural stormwater management techniques shall be required where appropriate to enhance the hydrologic conditions of stressed, impacted wetlands by coordinating with St. Johns County, the Department of Environmental Protection, the St. Johns River Water Management District and the Corps of Engineers.

CC.2.3.2 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

CC.2.3.3 The City shall enforce wetland protection standards, such as requiring development plans to comply with all applicable wetland regulations, including the Water Management District's Environmental Resource Permit.

Objective: Reduce Impact of Flooding

CC.2.4 The City shall ~~, through its Master Drainage Plan,~~ continue to improve drainage systems to reduce the impacts of flooding.

Policies

CC.2.4.1 The City ~~will review existing development in low-lying areas for future drainage improvements through the a City's 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 ~~and the amended St. Augustine Beach flood plain ordinance.~~

Objective: Removing Septic Systems

CC.2.5 The City will ~~cooperate with~~ 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-septic tanks shall be prohibited where soils are unsuitable unless adequate approved fill is supplied for the septic tank and drainfield, unless permitted by the St. Johns County Health Department.~~

CC.2.5.2 The City shall restrict the use of septic tanks ~~within the City limits by requiring all new development, with the exception of, to only single-family dwelling units on lots platted prior to 1990, not having available sewer, to be connected to the St. Johns County Utility Collection System 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 ~~In conformance with State and Federal regulations, commercial Commercial establishments which use, treat, store, generate or transport toxic or hazardous substances shall prepare a plan which identifies the materials and how these materials will be handled and disposed comply with all appropriate State and Federal Regulations.~~

CC.2.6.2 ~~St. Augustine Beach will work with other State agencies to develop sites for households, small businesses and other low volume generators of hazardous waste to deliver hazardous waste for later disposal at an approved hazardous waste disposal site.~~

CC.2.6.3 Sites polluted from underground petroleum storage tanks shall be promptly cleaned up and the tank replaced, repaired or removed as ~~presented in an approved plan within six months of discovering the problem~~ required by State and Federal regulations.

Objective: Preservation of Natural Habitats

~~CC.2.7 The City through its Land Development Regulations shall assist the Department of Environmental Protection in the~~ shall ~~protection of 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 parcels of five (5) acres or more unplatted as of June 30, 1999 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. The protection activities shall be made a part of the final development plan for any development approved by the City's Comprehensive Planning and Zoning Board on the parcel(s) 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 performance standards~~ requirements in the Land Development Regulations ~~to conserve the remaining native vegetative communities, especially the hardwood hammocks.~~

Policy

~~CC.2.10 The City shall limit disturbances to the native vegetation and limit the size of trees that may be removed by enforcing maintaining tree protection standards that shall include prohibiting the removal, cutting down or destruction of any tree located on any property without obtaining a permit, and not authorizing the removal of protected trees unless the developer demonstrates the reason for the removal in the Land Development Regulations.~~

~~CC.2.10.2 The City shall enhance and/or restore degraded natural areas in conjunction with the appropriate State 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.~~

~~CC.2.10.3 The City through its Land Acquisition Program will give priority to the purchase of vacant land that has been degraded and/or has been invaded by non-native vegetation.~~

~~CC.2.10.4 By 2008, the City shall include in its Land Development Regulations provisions that prohibit new development from using non-native vegetation for landscaping.~~

Objective: Maintaining Adopted Levels of Service

~~CC.2.11 The entire City is a coastal area, and the City in its Land Development Regulations shall maintain Level of Service standards which will be consistent for the entire City. Infrastructure will be phased to meet the development needs and to maintain the adopted Level of Service standards that are included in the Plan's Capital Improvements Element.~~

Policy

~~CC.2.11.1 Developments will not be permitted if facilities are not available or will not be available when the development is completed to maintain the adopted level of service.~~

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 coordinate with the State Division of Archives and others to identify and protect historically significant sites.~~

Policies

~~CC.3.1.1 The City will amend building codes and other enforcement practices, as needed, to allow for historic structures to be granted any variances which are needed and desirable so as to preserve the structures' historical characteristics.~~

~~CC.3.1.2 The City shall assist owners who want to apply to have their properties included on the National Register of Historic Sites and Places.~~

~~CC.3.1.3 The City shall work towards creating an ordinance to identify and site historic resources located within the City limits.~~

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 ~~THEREBY REDUCING THE EXPOSURE OF HUMANS AND PROPERTY TO NATURAL HAZARDS, I.E. HURRICANES.~~

Objective: Post-Disaster Redevelopment

CC.4.1 The City shall ~~maintain and review a post-disaster redevelopment plan to 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's Building and Zoning Department shall maintain and update a post-disaster redevelopment plan so as to reduce the exposure of human life and property to destruction by hurricanes.~~

CC.4.1.2 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, such as requiring all buildings to be located landward of the Coastal Construction Setback Line unless the buildings are elevated and meet the requirements of Chapter 161, Part I, the Beach and Shore Preservation Act, and Chapter 161, Part III, the Coastal Zone Protection Act of 1985, Florida Statutes.

CC.4.1.3 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.

~~CC.4.1.4 The City shall include in the post-disaster redevelopment plan recommendations of interagency hazard mitigation reports.~~

~~CC.4.1.5 The City shall include in the post-disaster redevelopment plan measures for eliminating unsafe conditions and inappropriate uses in Coastal High Hazard Areas.~~

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 ~~The Coastal High Hazard Area shall be defined as the evacuation zone for a Category 1 hurricane as established by the Northeast Florida Regional Planning Council's Hurricane Evacuation Study (October 1998), and rRedevelopment in the Coastal High Hazard Area shall comply with City, applicable 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.~~

CC.4.2.2 ~~By 2000 the City shall identify any areas within the Coastal High Hazard Area needing redevelopment and develop a plan for eliminating unsafe conditions and inappropriate conditions.~~

Objective: Development in Coastal High Hazard Areas 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 and attend all scheduled meetings.

Policies

CC.4.3.1 ~~The focus of the local mitigation strategy for the City will be to prevent repetitive loss and to lessen the City's vulnerability to natural disasters.~~

CC.4.3.2 ~~The City will have in its local mitigation strategy coordination with the County to implement educational awareness programs and to develop sound emergency response plans.~~

CC.4.3.3 The City will participate as a member of the County's Local Mitigation Strategy Program (LMS) Task Force and will incorporate LMS initiatives into appropriate initiatives and activities in the City's Comprehensive Plan once the LMS Program is developed by the County and the Northeast Florida Regional Planning Council.

CC.4.3.4 ~~The City's Local Mitigation Strategy shall, at a minimum, include the following guiding principles to protect the lives of City residents by notifying home buyers that property is in the floodplain; ensuring that evacuation routes are well marked and maintained; basing all future land use decisions on the carrying capacity of evacuation routes and the ability to evacuate in a major hurricane; regularly updating the hurricane guide which details evacuation routes, hurricane hazards, safety procedures, shelter and other pertinent information;~~

~~_____ to protect property to ensure that its intrinsic value is preserved by educating residents of insurance notices of additional benefits and/or monetary incentives for preparing their homes for natural disasters.~~

~~_____ to protect infrastructure so that it is available during and after a disaster by developing standards for the removal, relocation or structural modification of existing damaged infrastructure and structures;~~

~~_____ to protect the environment to ensure that the City's quality of life is preserved by reducing or preventing storm damage by protecting natural systems which serve as buffers against storms; protecting wetlands, estuaries and tidal marches through regulatory measures; conserving and protecting remaining coastal dunes and beach; adopting land development regulations which regulate building practices and land uses that reduce the vulnerability of human life and property to natural hazards.~~

~~- ____ to protect the coastal high hazard area by controlling the development which occurs in this area by regulating the height of structures, promoting hazard mitigation through enforcement of the Coastal Construction Setback Line, and identify areas within the City which need redevelopment and the elimination of unsafe conditions.~~

Objective – Sea Level Rise

CC.4.4 Rise in sea level projected by the Federal Government shall be taken into consideration 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 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 shall require vulnerability reduction measures for all new development, redevelopment and infrastructure in the Adaptation Action Area areas. These measures may include additional hardening, higher floor elevations, or incorporation of natural infrastructure for increased resilience.

C.4.4.3 The City shall work with St. Johns County and the City of St. Augustine Beach to develop a county-wide "Climate Action Plan".

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 ~~and developed by 2005~~ to meet the minimum cultural, social and athletic needs of the City ~~as prescribed by appropriate State and County facilities criteria, and with additional facilities added as required to maintain the adopted Level of Service.~~

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 ~~which should identify recreational facilities that need to be developed and land that should be acquired for recreation in St. Augustine Beach. The recreation master plan should also identify possible funding sources for recreation and determine where funds generated from impact fees and the Tourist Development Council/Bed Tax should be spent.~~

R.1.1.3 ~~Where appropriate during the development review and permit process, the City will encourage developers of large tracts to plan for open space areas to ensure that the residential character of the City is maintained.~~

R.1.1.4 The City shall pursue available grant sources for the acquisition and development of additional park and recreation areas.

R.1.1.5 ~~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. Level of service (LOS) standards developed by the County will be reviewed by the City to ensure adequacy for City residents.~~

R.1.1.6 The City ~~will encourage~~ shall support the State efforts to open a bicycle access to Anastasia State Park along the Park's southern boundary

R.1.1.7 ~~The City shall review large scale developments as to the need for public recreation facilities, including neighborhood and community parks. Where appropriate, these public active and passive recreation areas shall be provided as a condition to the development order.~~

R.1.1.8 The City will work with other public agencies for the development of compatible multi-use programs for public lands within the City.

~~R.1.1.9 The City shall use any appropriate Tourist Development Council/Bed Tax and St. Johns County Recreation Impact Fee funds and designate each year a specific portion to a recreation fund. These funds will be used for land acquisition or facilities expenditures.~~

R.1.1.10 The City will encourage the State and/or County to purchase land for recreation, open space and off-beach parking.

~~R.1.1.11 Whenever possible, recreation Recreation sites shall be planned established with multi-use purposes to provide both passive and active recreation facilities and to ensure the preservation or conservation of environmentally sensitive lands. Development will be in an aesthetic and environmentally sensitive manner.~~

R.1.1.12 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.1.1.13 The City shall coordinate its efforts with support the County in preserving the beachfront through renourishment, using available federally funded programs.~~

R.1.1.14 The City of St. Augustine Beach adopts the following level of service standards for recreation:

Park Sites

	<u>Standard</u>	<u>Size (Acres)</u>
Neighborhood City/County Parks	1 acre per 5,000 populations	5.0

Facilities

	<u>Standard</u>
Tennis Courts	1 per 3,500 population
Basketball Court	1 per 5,000 population
Baseball/Softball Field	1 per 6,000-8,000 population
Paddleball Court	1 per 2,500 population
Volleyball Court	1 per 2,500 population

~~R.1.1.15 The St. Augustine Beach City Commission will annually review the status of the existing parks and recreation facilities and 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 By 1999, the~~The City shall ~~prepare a plan to provide~~ promote vehicular, pedestrian and bicycle access to recreation areas and beaches, ~~where appropriate.~~

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 construction of sidewalks and bicycle paths will be encouraged during the plan and plat review process, along roads which provide access from neighborhoods to parks. The City shall maintain in the Land Development Regulations will contain provisions requirements to include sidewalks and bicycle paths for new development, where identified during the review process as needed.~~

~~R.1.2.3 The City, in coordination with the County, will provide handicapped parking and barrier free access to all recreation facilities.~~

~~R.1.2.4 Development or activities which reduce public access to recreational facilities via existing access routes shall be prohibited from obtaining a development permit or order, unless such change is demonstrated to promote the public health, safety, welfare and/or aesthetics of the City~~

~~R.1.2.5 During the planning and design of City road improvement projects, the need for bicycle paths and pedestrian walkways will be analyzed and provided, for, where they are proven viable, if feasible.~~

~~R.1.2.6 The City, in cooperation with State and County agencies, will plan for the development of off beach vehicular parking. Vehicular travel on the City's beaches will be tempered by such development.~~

~~R.1.2.7 The City, in coordination with the will support efforts of the State and County, will to provide additional pedestrianways across beach dunes to increase public access to the beach.~~

~~R.1.2.8 The City shall develop a greenway plan to facilitate the implementation of greenways within its jurisdiction. As a minimum, the plan shall include a map of existing and proposed greenways, identify gaps in the greenway network, and set forth strategies for the maintenance and expansion of the existing network.~~

~~R.1.2.9 Annually, by the adoption date of the Comprehensive Plan, the City shall conduct an analysis of the public beach access needs for both resident and non resident users of the beach.~~

Objective: Open Space

~~R.1.3 Upon adoption of the St. Augustine Beach Comprehensive Plan, the City shall ensure the provision of open space in the Future Land Use Plan by designating areas for recreational use on the Future Land Use Plan, and where it is appropriate, to and will promote the provision of additional open space within residential areas within individual developments during the development review process.~~

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 ~~permit cluster type~~ allow the clustering of developments so as to provide larger open spaces and recreation facilities ~~through the use of legally enforceable restrictions and covenants precluding future use of such open spaces for development and further provided that clustering shall not be permitted to offset areas which are otherwise required by rules, regulations or laws of other governmental entities to be set aside as conservation easements, wetlands or similar areas; that is, in the determination of maximum density there shall not be taken into account areas required by other governmental areas to be so set aside.~~

R.1.3.3 The City will ~~coordinate with~~ promote the State, the St. Johns River Water Management District, the County and other governmental entities to ~~designate or acquire open space and natural reservations 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 ~~continue its Land Acquisition Program that was started in 2003, and shall have in its annual budget a fund dedicated~~ 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 ~~By 1999, or when required by the State, coordinate~~ 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 ~~the formal~~ any intergovernmental coordination agreements.

I.1.1.2 The City shall promote staff level coordination with representatives from the ~~municipalities St. Augustine and St. Johns County meeting~~ on an as-needed basis for coordination purposes; or ~~meeting annually or as required by any interlocal agreements between the municipalities and/or the County as required by the St. Augustine Beach Master Interlocal Agreement between the City and the County signed on April 28, 1992, as may be amended by subsequent agreements~~ entities.

I.1.1.3 The St. Augustine Beach City Commission ~~shall~~ 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 City Commission and St. Augustine Beach staff, through the efforts of the St. Johns County Intergovernmental Committee, shall participate in intergovernmental coordination activities with other governmental, public and private entities.~~

~~I.1.1.5 The City Commission shall work with the Comprehensive Planning and Zoning Board and/or any other committee appointed by the Commission to ensure the impact fees and the Tourist Development Council (TDC) fees are used for community improvements.~~

I.1.1.6 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 through the efforts of a County Housing Authority, if one is formed, and the Tourist Development Council.

I.1.1.7 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.1.1.8 The City shall use the Northeast Florida Regional Planning 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 ~~major planning and development related activities~~ efforts with the comprehensive plans of St. Augustine and St. Johns County.

Policies

~~I.1.2.1 St. Augustine Beach shall work towards the establishment of a comprehensive plan coordinating committee consisting of members from affected local governments and appropriate public and private entities for the purpose of reviewing development and policy proposals which would require comprehensive plan amendments.~~

I.1.2.2 St. Augustine Beach shall ~~file a written request with~~ review the City of St. Augustine and St. Johns County ~~to receive copies of proposed comprehensive plans or plan amendments for review.~~

~~I.1.2.3 The City shall request the County to consider including St. Augustine Beach in the County's comprehensive planning for notifying the City of developments along the City's boundary from SR 312 to the southern boundary of Sandpiper Village.~~

Objective: Coordination of Level of Service Standards

I.1.3 The City shall maintain ~~have~~ 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 ~~develop~~ maintain level of service standards ~~with which are consistent with any state, regional or local entity having operational and maintenance authority in St. Augustine Beach that will provide the required services necessary for proposed development.~~

~~I.1.3.2 The City shall coordinate public facilities extension policies to determine that required services shall be available when needed and economically feasible.~~

I.1.3.3 The City shall utilize the Northeast Florida Regional ~~Planning~~ 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 with the intergovernmental coordination~~ the process of reviewing comprehensive plan ~~s and amendments~~ amendments for the City of St. Augustine and St. Johns County ~~as mandated by the City of St. Augustine Beach Comprehensive Plan.~~

Policy

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

Objective: Intergovernmental Coordination of City of St. Augustine Beach Greenways Plan

~~I.1.5 The City shall develop and coordinate its greenways plan with that of St. Johns County and the City of St. Augustine so as to enhance the public's access to the natural and open space areas in the City.~~

Policies

~~I.1.5.1 The City shall enforce environmental performance standards to limit specific and cumulative impacts on wildlife habitats and living marine resources, such as requiring development plans to comply with applicable federal, state and water management district regulations related to environmentally sensitive lands, including the Army Corps of Engineers wetlands mitigation permit, if applicable, and the St. Johns River Water Management District's Environmental Resource Permit.~~

~~I.1.5.2 The City shall continue to coordinate and cooperate with St. Johns County on the acquisition of open space for conservation, recreation, and historical preservation purposes by appointing a City representative to the County's Land Acquisition and Management Program Board.~~

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, ~~and the Town of Hastings~~ 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 identified in the other elements of this plan and determined to be of relatively large scale and high cost (\$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. All capital improvements costing less than \$25,000 shall also be included in the City's 5-year capital improvements plan.~~

C.1.1.2 ~~St. Augustine Beach shall, as a matter of priority, 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 Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines:~~

- ~~- whether the project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to preserve or achieve full use of existing facilities;~~
- ~~- whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes in-fill development;~~
- ~~- whether the project represents a logical extension of facilities and services. whether the project accommodates new development or redevelopment. whether the project is financially feasible. whether the project promotes the plans of any state, regional or local agency~~

C.1.1.4 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.

~~C.1.1.5 The City will coordinate with St. Augustine and the County on the construction of bicycle paths and pedestrian ways which cross jurisdictional boundaries, and will provide funds for these facilities in its 5-year capital improvements plan.~~

~~C.1.1.6 The City will coordinate with the County and FDOT to accommodate bicycles and pedestrians in road design and construction whenever feasible, and will include its share of the funding for such facilities in its 5-year capital improvements plan.~~

~~C.1.1.7The City adopts the following Five Year Schedule for Capital Improvements:~~

Objective: Future Development Paying for Facility Improvements

~~C.1.2 If no public funds are available and if this requirement does not constitute a taking of private property without just compensation, future~~ 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 St. Augustine Beach shall investigate the benefits of a program for dedications as a condition of plat approval for the provision of recreation and open space.~~

~~C.1.2.2 If no public funds are available, and if this requirement is constitutional, new~~ 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.

~~C.1.2.3The City is responsible for ensuring the financial feasibility of all capital improvements in the adopted Capital Improvements Element.~~

Objective: Managing Fiscal Resources to Provide Capital Improvements

~~C.1.3 Annually through the budgetary process, St. Augustine Beach shall manage its fiscal resources to ensure the provision of needed capital improvements.~~

Policies:

~~C.1.3.1 Prior to the issuance of a development order or permit, 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, and annual capital budget 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.~~

~~C.1.3.4 The total indebtedness, which for the purpose of this limitation shall include revenue, refunding, and improvement bonds of the city, shall not exceed two percent of the current assessed valuation of all real property located in the city.~~

~~C.1.3.5 The City Capital Improvements Element shall be reviewed annually and updated as necessary to reflect proportionate fair share contributions.~~

Objective: Coordination of Development Orders with Development Requirements

~~C.1.4 Upon adoption, decisions~~ Decisions regarding the issuance of development orders and permits will be based on ~~coordination of the development requirements included in this plan, the Land Development Regulations, and 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	- 350-280 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 <u>without reuse</u>	- 300-350 gallons per household per day
Potable Water <u>with reuse</u>	- 280 gallons per household per day
Collector Roadways	- Level of Service A <u>at peak hour</u> D
Arterial Roadways	- Level of Service B <u>at peak hour</u> CR-A1A D
	- Level of Service A at peak hour

Recreation Standards for Facilities

<u>Park Sites</u>	<u>Standard</u>	<u>Size (Acres)</u>
<u>Neighborhood City/County Parks</u>	1 <u>acre</u> per 5,000 population	5.0
<u>Facilities</u>	<u>Standard</u>	
Tennis Courts	1 per 3,500 population	
Basketball	1 per 5,000 population	
Baseball/Softball Field	1 per 6,000-8,000 population	
Paddleball Court	1 per 2,500 population	
Volleyball Court	1 per 2,500 population	

Objective: Subsidizing Development in High Hazard Coastal Areas

~~C.1.5 The City shall not allow public expenditures that subsidize future development in the high hazard coastal area, except for expenditures that support recreation, expenditures to the City-owned city hall/fire department complex, conservation of natural resources, prevention of flooding, and/or the extension of water and sewer facilities for public health.~~

Policy

~~C.1.5.1 The budget of St. Augustine Beach shall not contain any public expenditures that subsidize future development in the high hazard coastal areas, except for expenditures that support recreation, expenditures to the City-owned city hall/fire department complex, conservation of natural resources, prevention of flooding, and/or the extension of water and sewer facilities for public health or the city hall/fire department.~~

Objective: Coordination of Fiscal Resources to Maintain Adopted Levels of Service

~~C.1.6 The City Commission shall coordinate land use decisions and available or projected fiscal resources with a schedule of capital improvements to maintain the adopted Level of Service standards for existing and future facility needs.~~

Policy:

~~C.1.6.1 The Comprehensive Planning and Zoning Board shall include a schedule of Capital Improvements required for a development as part of their recommendation to the City Commission on a land use decision.~~

Objective: Public Facilities to be Available

C.1.7 No development order will be issued unless the developer demonstrates that the public facilities are available.

Policies:

C.1.7.1 All developments must have commitment letters from St. Johns County, including the County Utility Department, must have available public facilities in order for a development plan to be processed.

~~C.1.7.2 The Land Development Regulations will include provisions stating the commitments and permits required prior to obtaining a development order.~~

Objective: Capital Improvements Element Review

~~C.1.8 Annually, the City shall review the Capital Improvements Element and modify it as necessary in accordance with s. 163.3187 or s. 163.3189.~~

Policy:

~~C.1.8.1 The review shall be conducted in conjunction with the preparation of the City's annual budget.~~

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.