Future Land Use Element
Draft Data & Analysis

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Future Land Use Element
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Introduction

The Future Land Use Element is a required comprehensive plan element under Florida's Local Government Comprehensive Planning and Land Development Regulation Act (Chapter 163, Florida Statutes). The Future Land Use Element must designate the proposed future general distribution, location, and extent of the uses of land. The Future Land Use Element must also include standards for the densities and intensities of each defining land use category. To this end, the Future Land Use Element contains both a series of maps to depict the future land use pattern and a set of Goals, Objectives and Policies to fulfill the land use plan.

Purpose

The Future Land Use Element serves as a guide for the development and use of land within the City of St. Augustine. This includes creating an efficient pattern and location of future land uses through the relationship between land use and preservation and livability, mobility and the transportation system, a balance of cultural and economic resources, and protection of the City's natural resources. It establishes the framework for all the other elements of the Comprehensive Plan.

Background

For over 450 years St. Augustine has worked to define itself, and promote its many opportunities. Historically the priorities have been surviving as a military outpost, and foothold in the New World against a constant barrage of enemies including fire, disease, pirates, invaders, bombardments, colonization, Spanish, British, and American influences, and eventually statehood.

Early on the identity of St. Augustine was recognized as unique with a Spanish Colonial Town Plan, and Fort, and subsequent surrounding neighborhood, commercial, and institutional development. The preservation of its architectural heritage, and archaeological record remain a high priority, as well as, its continued livability and balance of culture and economy.

The impacts and pressures of modern living are forcing considerations of balance to protect the quality of life, and natural resources, against a booming tourist economy, and rapidly growing County. The small town, mixed use, urban context begs to be defined and protected to maintain its hard working, charm and character for future generations.

Land Use Data Requirements

In an effort to develop a future land use plan for the City existing circumstances, data, and information must be gathered and analyzed.

Analysis of Existing Land Use

The existing land uses for the City relate to the typical land uses required within a Comprehensive Plan. They consist of residential, commercial, and industrial land use categories, and others. The City does have some unique mixed use areas, as well as, the original Town Plan area of the City dating back 450 years. The Town Plan area is designated Historic Preservation by the Comprehensive Plan. The Historic Preservation land use category includes 2% of the City's land area, which is one of the smallest areas; however, it may be the most important, in terms of defining the City. Several National Register District designated and eligible neighborhoods also surround the historic core area. These may be important factors, along with growing recognition of the West side of the City when updating the Plan.

Existing residential land uses include low density, medium density, and residential mixed use categories. The residential land uses are approximately 26% of the City's land area. Of this percentage 13% is low density residential potentially allowing for approximately 8,050 dwelling units. Approximately 4% is medium density residential allowing for approximately 3,699 dwelling units, and approximately 9% is mixed use residential allowing for approximately 5,684 dwelling units. This totals 17,433 potential residential units if calculated at the full densities allowed. A Stipulated Settlement Agreement, however, limited the potential number of units along the SR 312 corridor (including the Pelican Reef Subdivision) reducing allowed residential units by 3,692, which reduces the potential overall units to 13,741 residential units. The 2010 U.S. Census determined that the City contains 6,978 existing housing units. It appears that the existing Land Use categories in the Comprehensive Plan can accommodate a significant number of additional units (approximately 6,763 units) However, there may be other factors limiting residential units including the City's aggregation rule, or buildable area limited by natural resources for example, further limiting the development potential of residentially designated acreage.

The commercial and industrial existing land uses only account for approximately 11% of the City's land area, which allows for approximately 429 developed acres. These uses are predominantly clustered along the roadway corridors in and through the downtown area. Most of the industrial areas are west and north near the railroad tracks, and along the San Sebastian River where the fishing fleet and boat builders were historically. The commercial uses are largely, office, retail, specialty stores, tourist oriented businesses, service including gasoline stations, trade contractors, restaurants and commercial businesses. The industrial type uses include light manufacturing, machine shops, marine industries, warehousing, and marine government training and enforcement because of the proximity to the inlet.

The recreation existing land use accounts for 865 acres or almost 11% of the City's land area. This parkland area is described in more detail in the Recreation and Open Space Element.
Together the Open Land and submerged land area account for 47.5% of the City.

The current public land use category is made up of governmental offices, facilities and utilities, and public schools, but also includes other private uses, and cultural organizations. This accounts for approximately 2.9% of the City's land area, and is scattered throughout the City.

Table X: Existing Future Land Use Categories in the Comprehensive Plan

Existing Future Land Use Categories	Maximum Density/Intensity
Residential Land Uses	
Low Density	8 units per acre
Medium Density	16 units per acre
Mixed Use	
Low Density	8 units per acre/50% land area max commercial low/institutional/recreation
Medium Density	16 units per acre/50% land area max industrial low/commercial low/institutional/recreation
Historic	
Historic Preservation	N/A
Commercial Land Uses	
Low Intensity	8 units per acre single family/16 units per acre multifamily/lot coverage 60% max with 35 foot height
Medium Intensity	8 units per acre single family/16 units per acre multifamily/lot coverage 70% max with 35 foot height
Industrial Land Use	
Industrial	80% lot coverage max with 35 foot height
Marine Industrial	80% lot coverage max with 35 foot height; 50% lot coverage max with 50 foot height and PUD
Open Land Land Use	
Open Land	2 units per acre/lot coverage 20% max with 35 foot height
Recreation Land Use	
Recreation/Open Space	Density/intensity most restrictive adjacent/lot coverage 60% max with 35 foot height
Public Land Use	
Public/Semi-Public	Density/intensity most restrictive adjacent/lot coverage 60% max with 35 foot height

Source: City of St. Augustine Comprehensive Plan. Summarized by the Planning and Building Department, April 2018.

Approximately 14 acres or 0.2% of the City has "no value" or is undesignated with a land use category. These areas will be assigned a land use designation through this Comprehensive Plan update process. An issue identified through the evaluation process is the need to clarify that open

water should not be assigned a land use category, and that some open land acres may actually be open water. This will be clarified through this 2019 Comprehensive Plan update process.

Table X: Existing Land Use Categories – Potential Development

Existing Land Use Category	Acreage	Percent of Total*	Density	Intensity	Existing Potential
Residential					
Low Density	1070.05	13%	8 du per 1 (94%)**		8,050 du
Medium Density	296.46	3.6%	16 du per 1 (78%)**		3,699 du
Low Density Mixed Use	125.22	1.5%	8 per 1 (50%)***		500 du
Medium Density Mixed Use	648.01	7.9%	16 per 1 (50%)***		5,184 du
Sub-total (Residential)	**2,139.74**	**26.2%**			**17,433 du**
Units removed**					**3,692 du**
Total Potential Units					**13,741 du**
Historic Preservation^	**165.33**	**2.0%**			
Commercial					
Low Intensity	302.86	3.7%		192** ac at 60%	115 acres
Medium Intensity	453.55	5.5%		343** ac at 70%	240 acres
Sub-total (Commercial)	**756.41**	**9.2%**			**355 acres**
Industrial					
Industrial	56.41	0.7%		49** ac at 80%	39 acres
Marine Industrial	61.03	0.7%		53** ac at 65%	35 acres
Sub-total (Industrial)	**117.40**	**1.4%**			**74 acres**
Open Land^^	**2,229.52**	**27.3%**	2 du per 1		4,459 du^^^
Recreation	**865.13**	**10.6%**			
Public/Semi-Public	**236.73**	**2.9%**			
Rivers/Lakes/Submerged	**1,656.53**	**20.2%**			
No Value^^^^	**14.21**	**0.2%**			
Total	**8,181**	**100%**			

* Percent of Total means a percentage of the existing land use category acreage total
**Indicates total land area designated minus vacant land indicated by St. Johns County Property Appraiser
***50% as defined maximum in Land Use description
****Per Stipulated Settlement Agreement
^No density or intensity defined
^^ May include upland area, as well as, some submerged land/jurisdictional wetlands
^^^Some amount of land acres is undevelopable
^^^^Land area undesignated by the existing Comprehensive Plan

The development potential indicated accounts for the potential development allowed in the existing land use categories. In addition, there is approximately 375 vacant designated acres within the City which is potentially developable and discussed in the vacant lands analysis.

Analysis of Character and Magnitude of Existing Vacant Undeveloped Land to Determine Suitability for Use

Vacant or undeveloped land is a significant issue for the City of St. Augustine not because of a large amount of available vacant land, but because there are so few large pieces of developable vacant land left within the city limits. Most parcels of vacant land are scattered throughout the City and would be considered infill development. The City recognizes the potential impact that infill may have, including compatibility of new development within the city's historic neighborhoods, while balancing the need for necessary and accessible local commercial services, as well as, the overall economy.

Gross Vacant or Undeveloped Land

The vacant or undeveloped land in the City of St. Augustine, outlined below was identified based on parcel data from the St. Johns County Property Appraiser. There are approximately 473.14 acres of vacant land or undeveloped land in the City. There are 130.90 acres of vacant residential land. There is also non-residential vacant land that can be divided into Vacant Commercial, 221.50 acres, Vacant Industrial, 15.38 acres, Vacant Institutional, 6.88 acres and other undeveloped land, 98.48 acres.

Table X: City of St. Augustine Vacant & Undeveloped Land

St. Johns County Property Appraiser Records		**Acres**
	Vacant Residential	130.90
	Vacant Commercial	221.50
	Vacant Industrial	15.38
	Vacant Institutional	6.88
Sub-total		**374.66**
	Rivers, Lakes & Submerged	62.08
	Right-of-way	36.40
Sub-total		**98.48**
Total		**473.14**

Source: 2018 St. Johns County Property Appraiser

This vacant designated area is illustrated in more detail in Table X outlined below. Based on the existing land use categories and an analysis of the vacant land within the City approximately 1,552 additional residential units, and 154.63 additional acres of commercial and industrial uses may be developed.

The Public/Semi-Public land use may also allow an additional 4 acres of development.

Table X: City of St. Augustine Vacant Land Analysis – Potential Development

Vacant Land Analysis	Acreage	Density	Intensity	Existing Potential
Residential				
Low Density	52.23	8 du per 1		417 du
Medium Density	35.73	16 du per 1		571 du
Low Density Mixed Use	21.27	8 du per 1		170 du
Medium Density Mixed Use	21.27	16 du per1		340 du
Sub-total (Residential)	**130.90**			**1,552 du**
Historic Preservation				
Commercial				
Low Intensity	110.75		60%	66.45 acres
Medium Intensity	110.75		70%	77.53 acres
Sub-total (Commercial)	**221.50**			**143.98 acres**
Industrial				
Industrial	7.69		80%	6.15 acres
Marine	7.69		65%	4.50 acres
Sub-total (Industrial)	**15.38**			**10.65 acres**
Open Land				
Recreation				
Public/Semi-Public	**6.88 (4.13 ac)**			
Rivers/Lakes/Submerged	**62.08**			
Right-of-way	**36.40**			
Vacant Land Total	**473.14**			

Source: Planning and Building Department

Soils

The soils of St. Johns County were surveyed and mapped by the Natural Resource Conservation Service (NRCS). In general, the soils in St. Augustine are poorly drained and pose some limitations for development. Figure X shows the general location and extent of soils in the City classified drainage class, while Map X of the Future Land Use Map Series shows the location of the general soils in the City. The characteristics pertaining to planning decisions are drainage class, hydric classification, and development rating. These characteristics are discussed in detail in the Conservation and Coastal Management Element. Most of the undeveloped or vacant land

in St. Augustine is poorly drained to very poorly drained and subject to tidal flooding. Some areas do contain moderately well drained sandy soils. Overall, the soil characteristics will mainly affect the design of stormwater management and utility systems for system upgrades, and future development in these areas.

Topography

Most of the City's population is located to the west of the Matanzas River. Although the City does extend on the barrier island known as Anastasia Island. All of this area is considered part of the physiographic region known as the Atlantic Coastal Lagoons. The Atlantic Coastal Lagoons consist of the Matanzas River, San Sebastian River, North River and Tolomato River. This region consists of open water and flat grassy marshes that are subject to daily flooding by normal high tides. According the U.S. Geological Survey maps, elevations throughout the city range from mean sea level (MSL) at some low lying locations to an elevation of 25 feet above MSL near the City's western boundary, as well as, some locations south and west of Anastasia State Recreation Area.

Natural Resources

Natural resources are components of the environment which contain the delicate balance of our ecological system. These components also serve commercial, economic and recreational purposes as well. Natural resources can impact land development and must be given due consideration when formulating policies. The City's connection to the water, riverine and marsh environments goes back to its very founding, and helped to protect and sustain the City for over 450 years. Considerations need to be made regarding impacts on the natural environment to maintain the City's natural character.

Historic Resources

The historic resources of St. Augustine are outlined in detail in the City's optional Historic Preservation Element of the Comprehensive Plan, and the City's Historic Preservation Master Plan. As the oldest continuously occupied European settlement in the United States dating back to 1565 the City is keenly aware of the pressures on a living colonial City. Protection of the built and archaeological environment are of the highest priority. The difficulty is balancing modern development demands.

Analysis of Availability of Facilities and Services for Existing Land Uses

A detailed analysis of facilities and services to serve existing land uses is provided in the other applicable elements of the plan and summarized below.

Transportation

A full analysis related to transportation and mobility are detailed in the City's updated Mobility and Transportation Element. The City of St. Augustine has a unique dilemma related to transportation. The original Town Plan was designed by Spanish decree and laid out as a Spanish Colony. The small grid pattern with narrow streets was not designed for modern vehicles.

Over the last hundred years as vehicles became the favored mode of transportation, decisions were made to route State and Federally designated roadways through the City, such as, A1A, US Highway 1, and SR 5A (King Street and San Marco Avenue). These decisions have encouraged traffic in and through the City's core areas. This has encouraged commercial and tourist oriented development along these routes, and maintained the City as a cut through path for residential and commercial activity outside and adjacent to the city limits.

The older neighborhoods surrounding the core area are mostly designed in a grid pattern as well, however, there are limited north/south, east/west collector roads to disperse increasing traffic volumes. The volume of traffic within and through the City potentially impacts the quality of life for residents, access to commercial enterprises, the deterioration of historic and infrastructure resources, and potentially the visitor experience that the economy is so dependent upon.

Infrastructure

Potable Water, Sanitary Sewer, and Reclaim Water

The City's water treatment facilities are composed of the Low Pressure Reverse Osmosis (LPRO) Water Treatment Plant (WTP) and the Lime Softening WTP which together have a 6.5 MGD capacity, the wellfield, and the North and South Tank Facilities. The LPRO WTP was constructed in 2008 and has 2.0 MGD capacity. The permeate from the LPRO plant is blended with pretreated raw water from the wellfield. The Lime Softening WTP was placed in service in the 1920s; modifications were made in 1987, but according to an evaluation by the Public Works Department, it has essentially reached the end of its useful life and only certain components are used. The Wellfield is composed of eight (8) wells, seven (7) deep and one (1) surficial (shallow). They are located nearly 10 miles from the plant. Although the Lime Softening WTP is scheduled for demolition, upgrades to the LPRO WTP will allow capacity to remain near 3.0 MGD. Based on a reevaluation of development projections, current LPRO WTP capacity is estimated to be sufficient through the 2025/2026 timeframe. A more detailed analysis describing capacity requirements to 2040 are discussed in the Infrastructure Element.

The City's WWTP has a permitted capacity of 4.95 MGD and utilizes a complete mix activated sludge treatment process with a headworks system for removal of grit and debris, biological treatment units (BTUs) which provide aeration, clarifiers, disinfection chambers and post aeration. The annual average daily flow of the WWTP over the past year is 3.78 MGD (reported in 2018). The recently completed Capacity Analysis Report projects that available capacity is sufficient to

address development in the service area through 2028 so long as the inflow and infiltration reduction program continues. A more detailed analysis describing capacity requirements to 2040 are discussed in the Infrastructure Element.

The City has evaluated the feasibility of implementing a reclaim water system. It has been determined that it is not feasible at this time.

Solid Waste

The City maintains its own solid waste removal capabilities within our Public Works Department. The solid waste is taken to a transfer station in St. Johns County and distributed to other landfills. The City is working to encourage recycling and offers recycling collection and opportunities. It is anticipated that the current disposal arrangement will be able to serve the City of St. Augustine through 2040.

Stormwater Management

The City maintains a Florida DEP Municipal Separate Storm Sewer System Phase II permit, which requires the City to reduce the discharge of pollutants to the "maximum extent possible", protect water quality, and satisfy the water quality requirements of the Clean Water Act. Since 1995, extensive improvements have been made in areas that suffered from frequent flooding, and the City has maximized construction funds by installing new stormwater conveyance systems as part of roadway projects. However, it is noted by the 2018 Infrastructure Assessment Report Card that less-than-standard capacity of nearly half of the piping conveyance system still exists.

Conservation

The City's location on the waterfront with its extensive submerged lands, and marsh and riverine environment require that the City respect the surrounding environment and establish criteria that evaluate impacts of development on identified conservation and environmentally sensitive areas. This includes encouraging long term protection of natural resources. The City understands that its conservation policies will have a major effect on issues such as resiliency, sustainability of environmental resources, and livability.

The City has been identified as being within a Priority Water Resource Caution Area (PWRCA) by the SJRWMD. Currently, all the surrounding areas have been designated as such. Most of the City is surrounded by water, whether the Atlantic Ocean directly, or surface riverine resources connected to the Ocean. The City is including a required Water Supply Plan with this update to the Comprehensive Plan.

Recreation and Open Space

The City's recreation and open space facilities are inventoried and evaluated in the Recreation and Open Space Element. Currently, there are 587 acres of Regional parkland, 92 acres of community parks, and 16 acres of neighborhood parks located in the City totaling approximately 695 acres. However, based on the existing Comprehensive Plan land use designation approximately 865 acres are currently designated Recreation/Open Space. This potential discrepancy of 170 acres will be addressed as part of this update to the Comprehensive Plan. Based on existing acreage and established level of service (LOS) standards there is no deficiency anticipated for parkland in the City.

Analysis of Amount of Land Needed to Accommodate Projected Population

Historically, the City of St. Augustine has maintained a relatively steady population, fluctuating slightly, but not increasing at a rate similar to St. Johns County. The Table below indicates rapid growth in St. Johns County up to 2010 with a slowdown, although still above a 10% growth rate, projected between 2010 and 2018. The City's steady population compared to the County's growth has reduced its proportion of population to the County's. In 1970 the City comprised 40% of the County population, but by 2010 (40 years later) the City was only approximately 7% of the County population.

Table X Proportion of City Population to County Population

Year	St. Johns County	City of St. Augustine	% of County
1970	30,727	12,352	40
1980	51,303	11,985	23
1990	82,829	11,692	14
2000	123,135	11,592	9
2010	190,039	12,975	7
2015	212,566 (projected)	13,590 (projected)	6
2018	238,742 (projected)	14,021 (projected)	6

Source: Planning and Building Department

Based on an analysis consistent with methodology suggested by the Department of Community Affairs (DCA) in 2011 the following Table X illustrates population and unit projections for the City of St. Augustine based on the assumption that the City population will continue to be a consistent proportion of the County population, as applied to the Bureau of Economic and Business Research (BEBR) at the University of Florida medium projected population for St. Johns County.

Table X: BEBR Medium Population Projections & Need for Residential Units

Year	St. Johns County	City of St. Augustine	Population Change	Units Needed
Census 1990	83,829	11,692		
Census 2000	123,135	11,592		
Census 2010	190,039	12,975	1,383	601
Projected 2015	213,566	13,590	615	267
Projected 2018	238,742	14,021	431	187
Projected 2020	255,300	14,042***	21	9
Projected 2025	295,800	14,790*	748	325
Projected 2030	329,600	16,480*	1,690	735
Projected 2035	359,600	17,980*	1,500	652
Projected 2040	386,600	19,330*	1,350	587
		Total	**7,738**	**3,363****

Sources: 1. 2015 BEBR Statistical Abstract
2. Florida Department of Community Affairs (DCA) in 2011

*Projections including and after 2025 are based on a steady rate of 5% of the projected St. Johns County population.
**Based on 2.30 persons per household in the City of St. Augustine, 2010 U.S. Census.
***Projection based on 5.5% growth rate.

The analysis included in this Comprehensive Plan update is based on a steady growth rate of 5% of the St. Johns County's population. However, based on the vacant land analysis residentially designated vacant land will only accommodate 1,552 dwelling units. If the City increases population at the calculated growth rate through 2040 the additional required units will potentially be provided through redevelopment of property at a higher density than is currently existing or some other means. Potential annexation for residential development is limited. The current residential land use designations will accommodate through infill and redevelopment a potential of 6,763 additional dwelling units. This further indicates that the existing land use plan will accommodate growth through 2040.

Amount of Land Needed

The following steps were used to estimate the number of units and land necessary to accommodate the projected growth.

Residential Land

1. The population was projected for the 2040 planning horizon. The estimated population in 2040 will be 19,330 people.

2. The number of additional people was calculated.

   2040 Projected Population – 2010 Census Actual Population = Additional Population

   19,330 – 12,975 = 6,355 additional population

3. The number of additional units was calculated.

Additional Population ÷ 2010 Census Average Household Size = Additional Units

6,355 ÷ 2.30 = 2,763 additional units

4. The number of total additional units was calculated with an incremental growth factor.

   Additional Units * 1.25 Incremental Growth Factor = Total Additional Units

   2,763 * 1.25 = 3,454 total additional units

5. The unmet need was calculated based on the vacant developable residential acreage by density.

6. The total number of potential units allowed by 130.90 acres of residentially designated vacant developable land is 1,552 units.

   Total Additional Units – Potential Units = Unmet Need

   3,454 – 1,552 = 1,902 Unmet Need

7. There is a projected unmet need of 1,902 residential units within the planning horizon. However, the current residential land use designations will accommodate a potential of 6,763 additional dwelling units, more than enough to accommodate the projected 1,902 unit unmet need.

Commercial Land

The following steps were used to estimate the number of commercial acres necessary to accommodate the projected growth.

1. The existing ratio of commercial acres to people was calculated.

   2016 Existing Commercial Acres ÷ 2010 Census Actual Population = Commercial Acres per Person

   756.41 ÷ 12.975 = 0.06 acres per person

2. The additional commercial acres needed were calculated.

   Additional Population * Commercial Acres per Person = Additional Commercial Acreage Needed

   6,355 * 0.06 = 381.30 additional commercial acres

3. Current, vacant, commercial, acres is subtracted for additional need.

   Additional Commercial Acres – vacant commercial acres = Additional need

381.30 – 221.50 = 159.80 needed commercial acres

4. The City projects a need for an additional 159.80 acres of commercial land. It is envisioned that these additional acres be utilized within and adjacent to the historic city limits to encourage mixed use, infill and compact development in and around the historic downtown. The existing commercial corridors including US Highway 1 may also redevelop at a higher intensity than currently exists.

Industrial Land

The following steps were used to estimate the number of industrial acres necessary to accommodate the projected growth.

1. The existing ratio of industrial acres to people was calculated.

   2016 Existing Industrial Acres ÷ 2010 Census Actual Population = Industrial Acres per Person
   117.40 ÷ 12,975 = 0.01 acres per person

2. The additional industrial acres needed were calculated.

   Additional Population * Industrial Acres per Person = Additional Industrial Acreage Needed
   6,355 * 0.01 = 63.55 additional acres

3. Current, vacant, industrial, acres is subtracted for additional need.

   Additional Industrial Acres – vacant industrial acres = Additional need
   63.55– 15.38 = 48.17 needed industrial acres

4. The City projects a need for an additional 48.17 acres of industrial land. Appropriate industrial locations should be encouraged for the overall economic potential of the community. If existing industrial land is changed to another land use category consideration should be made regarding any other more appropriate locations for additional industrial acreage. Marine industrial locations should also be considered in an effort to retain working waterfronts.

Recreational Land

The following steps were used to estimate the number of recreational acres necessary to accommodate the projected growth.

1. The existing LOS for recreation per 1,000 residents: Regional Parks = 5 acres, Community Parks = 1 acre, Neighborhood Parks = 0.80 acres

2. The projected recreational acres needed were calculated.

   (2040 Projected Population ÷ 1,000 Residents) * LOS Standard = Total Recreational Acreage Needed

   Regional (19,330 ÷ 1,000) * 5.0 = 96.65 recreational acres needed
   Community (19,330 ÷ 1,000) * 1.0 = 19.33 recreational acres needed
   Neighborhood (19,330 ÷ 1,000) * 0.80 = 15.46 recreational acres needed
   131.44 Total acres needed

3. The unmet need was calculated.

   Existing Recreational Acres – Needed Recreational Acres = Unmet Need in Acres

Regional	**586.79 recreational acres existing**
Community	**92.41 recreational acres existing**
Neighborhood	**16.46 recreational acres existing**
	695.66 Total acres existing

4. The calculations demonstrate an abundance of recreational acreage. Although, the least amount of overage exists for areas considered Neighborhood Parks. The City should encourage the development of neighborhood parks.

These numbers are all potential units and acres for land use planning purposes. There should be flexibility considered appropriately over the planning horizon as opportunities arise to evaluate the best development options for the City.

Mixed Use

The City's Land Use Plan contains approximately 773.23 acres of land designated residential mixed use. However, almost all of the City's land use categories may be considered mixed use. The commercial categories allow residential uses, and the Historic Preservation Land Use category includes varying degrees of mixed uses with the highest concentrated mixed use district in the core downtown area. Residential areas are also encouraged to include churches, schools, parks, and other uses supportive of healthy neighborhoods.

Public and Semi-Public Land

These land uses are intended to be implemented once an applicable activity has been established, however, some semi-public uses, such as churches, exist throughout the city. Public and Semi-Public activities are permitted in all land use categories as appropriate.

Open Land

The City contains a significant amount of open land and/or submerged land along the edges and along the coastal riverine areas. The Open Land category is intended for environmentally sensitive areas limited to low density and intensity development. The updated Land Use Plan includes recognizing "conservation" areas that are not developable. This may include setting aside more acreage, and potentially establishing adaptation areas, where increased density or existing population is encouraged to move away from more vulnerable areas, such as, coastal high hazard areas.

Analysis of Need for Redevelopment

Stating the obvious, the City of St. Augustine is an old city. A community character analysis from 2016 depicts a building pattern demonstrating that most development within the City dates prior to 1970. In the Housing Element a structure analysis also reiterates this by outlining that 31% of housing stock within the City was built prior to 1939, 56% prior to 1970. It is also assumed that the existing infrastructure in these areas requires maintenance and replacement not required in newer communities.

There is also an assumption that the majority of the City is considered "built out" with scattered vacant residential and commercial lots available for development. This "infill development" potentially causes stress within the developed areas related to impact, compatibility, character, and change of use. As the popularity of St. Augustine increases as a tourist destination, and growth in St. Johns County continues at a rapid pace, the small town urban economy is also changing to a more tourist oriented economy which has the potential to impact the livability of the City.

The need and the desire to redevelop can often clash with the history, character, livability and preservation of a community.

An Analysis of Proposed Development and Redevelopment of Flood Prone Areas

St. Augustine's location along the Atlantic Ocean and the Matanzas and San Sebastian Rivers periodically subject the City to partial coastal flooding. This is also influenced by daily tidal fluctuations. Additionally, the City has special flood hazard areas which may become inundated during 100-year events. The Flood Insurance Rate Maps (FIRM) is periodically updated by the Federal Emergency Management Agency (FEMA). The 100-year floodplain makes up a majority of the lands located in the City of St. Augustine.

City code provides regulations for development within special flood zones regulated by the flood mitigation ordinance. When located in a special flood zone, all finished floors of commercial and residential buildings must be constructed above the established base flood elevation. Buildings constructed below the required base flood elevation are required to be flood-proofed in accordance with acceptable construction standards which have been approved by FEMA.

Sea level rise, climate change, and any associated climatological changes are a growing threat to St. Augustine. The risks associated with a substantial rise should not be disregarded as infrastructure, the built environment and construction in the City would most likely be affected. Any increase in frequency and strength of storms or nuisance flooding poses a real impact on St. Augustine's vulnerability.

Wetlands and Surface Waters

Saltwater marsh is the dominant wetland habitat in St. Augustine. This community is considered a non-forested wetland and includes tidal flats and brackish areas dominated by cordgrass and needlebrush. Saltwater marsh is located throughout the City, and forms natural barriers around the City's major waterways. Saltwater marshes, like all wetlands, serve a variety of useful functions. They provide a buffer between higher lands and the open water, and are important fish nurseries. They also serve as filters that cleanse the water of many pollutants and are important for flood control. Connected to these wetlands are significant riverine environments associated with the Atlantic Ocean.

The City of St. Augustine is located in the Northern Coastal basin, which includes the Matanzas River, Tolomato River, San Sebastian River, Salt Run, St. Augustine Inlet and their associated tributaries. The Guana River converges with the Tolomato River, the Matanzas River, and Salt Run from the south before flowing into the Atlantic Ocean at the St. Augustine Inlet. Tidal effects are observed throughout this waterway. Surface water bodies are classified by FDEP based upon the intended uses of these bodies.

Floodplains/Flood Prone Areas

Floodplains are areas inundated by a 100-year flood event or identified by the National Flood Insurance Program of the Federal Emergency Management Agency (FEMA) zones on the City's Flood Hazard Areas Maps. Additionally, the map includes areas anticipated to be affected by a 500-year flood event as well as areas outside of the 100-year floodplain. The 100-year floodplain makes up a majority of the lands located in the City.

Aquifer Recharge

Recharge to the Shallow Aquifer occurs only when rain falls directly on or in the immediate vicinity of the wellfield; therefore, water levels reflect weather conditions very quickly. Water levels decline rapidly during drought conditions and are affected not only by wellfield pumping, but also by evapotranspiration.

The top of the Floridan Aquifer occurs immediately below the clay, confining bed, at approximately 255 feet below land surface, and extends to greater than 3,000 feet in depth. Most of this aquifer, in the vicinity of St. Augustine, contains highly mineralized water, exceeding state drinking water standards, which is a remnant of sea water not completely flushed out of the

formation. The deep wells develop potable water from the very top of the aquifer where a fresh water zone occurs. Below this uppermost zone, water quality degrades with depth. Recharge to the Floridan Aquifer does not occur at the wellfield due to the thick (125 feet) sequence of clay which confines the aquifer under artesian conditions. The recharge area for the Floridan Aquifer wellfield is the lake region west of St. Augustine in Putnam and Clay Counties.

Unlike the Shallow Aquifer, the Floridan Aquifer water levels do not respond quickly to local weather conditions. The aquifer is extensive in area occurring throughout most of the state. Floridan Aquifer water levels reflect long term wide spread meteorological conditions and in the wellfield area have virtually no losses to evapotranspiration. Recharge to this deeper aquifer does not occur in St. Johns County.

Priority Water Resource Caution Areas

In 2005, the St. Johns River Water Management District (SJRWMD) identified priority water resource caution areas (PWRCA) south of St. Augustine in response to projected 2030 water withdrawal demands. By 2010 discussions were taking place to declare northern areas including St. Augustine to the Suwanee within a PWRCA as well (Figure X**,** and is included as Map X of the Future Land Use Map Series). Priority water resource caution areas are areas where existing and reasonably anticipated sources of water and conservation efforts may not be adequate to supply water for all existing legal uses and reasonably anticipated future needs, as well as, sustaining the water resources and related natural systems. The SJRWMD identified priority water resource caution areas based on the water resource constraints and the results of water use, groundwater, and surface water assessments. The City of St. Augustine is now located in the PWRCA and therefore must participate in regional water supply planning. A required Water Supply Plan will be incorporated into the City's Comprehensive Plan as part of this update.

Economic Development

Even though the City of St. Augustine has always had a small population and small town atmosphere it has functioned as a unique urban area. It is the County seat of St. Johns County although the County functions and services have moved out of the actual city limits. Nevertheless, it remains an important part of the identity of the County and northeast Florida.

It has always attracted tourists with a quaint old world downtown, and its proximity to the water and the beaches; however, in recent years the level of attention and numbers of people that come to the City has increased dramatically. The volume of visitors is almost overwhelming to the sense of community for those that actually live and work here.

Low paying service jobs catering to the tourist industry make it difficult to afford to live in the City, as the real estate market, and other market forces eliminate, change, and out price housing for the workforce.

It is important for the City to maintain its unique identity despite the pressure from outside influences.

Outlined below is a Community Profile that includes comparisons between the City and St. Johns County.

It can be noted that the City's median household income is approximately 34% lower than the overall County rate, and it appears that a significant number of individuals below the poverty level live within the City limits. The highest employment industry in the County is the Leisure & Hospitality industry with Trade, Transportation & Utilities a close second with approximately 19% of the 2016 annual employment. The other largest employment industries are Education & Health Services, Government and Professional & Business Services. It can also be noted that based on food service sales, shipments, wholesaler sales, and retail sales a significant volume of business for the County takes place within the City limits.

The City should work to encourage both professional and business opportunity and growth within the city limits that will work to maintain a diverse and healthy local economy.

Community Profile

• In labor force (% of Population Aged 18 and older)	67.3%
• Median household income (County)	$69,523
• **Median household income (in 2016) (City)**	**$45,612***
• Per capita income (in 2016) (County)	$61,423
• **Per capita income (in 2016) (City)**	**$27,787***
• All ages in poverty (County)	7.7%
• **Individuals below poverty level (City)**	**20.4%***
• Unemployment Rate (in 2016)	3.7%
• **Number of Companies (in 2012) (City)**	**3,431***
• Annual employment all industries, 2016 preliminary total	69,752
Leisure & Hospitality	20.4%
[Total accommodation and food service sales, 2012 ($1,000)] (City)	**191,883***
Trade, Transportation & Utilities	19.1%
Education & Health Services	15.8%
[Total health care and social assistance receipts/revenue, 2012 ($1,000)] (City)	**105,092***
Government	13.5%
Professional & Business Services	10.3%
Construction	5.4%
Financial Activities	4.9%
Other Services	4.7%
[Total manufacturers shipments, 2012 ($1,000)] (City)	**31,379***
[Total merchant wholesaler sales, 2012 ($1,000)] (City)	**37,229***
[Total retail sales, 2012 ($1,000)] (City)	**545,501***

Source: U.S. Census and/or Florida Legislature Office of Economic and Demographic Research
*Indicates information specific to City of St. Augustine, all other information references are St. Johns County in total

The growth in St. Johns County has also impacted the City as the population in the county increases, their residents use St. Augustine as a desirable entertainment district. This is beginning

to change the livability and character of the entire city. The tourism industry is discussed in more detail below.

It has also been recognized that St. Augustine includes a significant arts community that pursue the full range of artistic expression and talent. This also contributes to the economy, potential economy and the appeal of St. Augustine as a destination.

Tourism

Tourism is a large part of the economy in St. Augustine. The St. Johns County Tourist Development Council (TDC) spends millions of dollars promoting the County for tourist opportunities in six (6) areas: outdoor recreation, family, arts and culture, history, romance, and golf. In 2016 a total of 6,780,462 visitors came to St. Johns County, 2,581,292 just for the day.

Additionally, the TDC reports that:

- 62% of the visitors stayed more than one or more nights;
- 73% of the overnight visitors stayed in hotels or B&Bs;
- 96% walked historic St. Augustine (**6,509,244 people**);
- 86% Dined in restaurants;
- 55% Paid admission to visit a historical site or museum (**3,729,254 people**);
- 46% Took a trolley, walking or ghost tour (**3,119,013 people**); and,
- 23% Engaged in beach activities **(1,559,506 people)**.

These statistics emphasize the importance of St. Augustine to the Leisure & Hospitality industry in St. Johns County. A total of 854,664 people toured the fort in downtown St. Augustine in 2016, which is almost 13% of all of the visitors to the County during that year. Outlined below are the annual numbers of people that toured the Castillo de San Marcos (fort) each year from 2006-2017, totaling 8.8 million people, and averaging 801,451 people a year. Since 1934 over 45 million people have toured the fort. In 2017, 876,975 people toured the fort, the most recorded, and one of the top four (4) years (1992, 2015, 2016, and 2017) ever recorded.

This has an impact on the quality of life for those that live here. The volume of tourists through the City is a huge impact on the economy, but is also a huge strain on the livability of a real City for the people that live here. This issue creates strains for mobility, impacts on infrastructure, such as water and sewer, historic resources, and neighborhood quality of life. The City population is only approximately 14,000 people with over 6 million visitors a year. This can be overwhelming.

Table X: Visitors to the Castillo de San Marcos (Fort)

Total Visitors 2006-2017	**8,815,966**	Average per year: **801,451**
Total Visitors 2017	**876,975**	Average per month: **73,081**
Total Visitors since 1934	**45,502,022**	

Source: National Park Service local office, St. Augustine, Florida, 2018

In Fiscal Year 2016 the remitted Tourist Development Tax within the two (2) area codes that include the City, was over 6.8 million dollars of bed tax. In Fiscal Year 2017 the bed tax paid in these areas was over 6.4 million dollars. This includes area code 32084, which includes Vilano and North Beach, and 32080 which is Anastasia Island, so not all of the revenue was generated from within the actual City limits; however, the majority of the City is in zip code 32084. This may also demonstrate tourist impacts throughout the city from North Beach to St. Augustine Beach as they pass through the city to stay at hotels in the immediate area, and come in to the city as tourists.

Education Attainment

St. Johns County is known for having an excellent school system. Several schools are within the City limits of St. Augustine including Flagler College, a four year liberal arts college. Several other schools are within close proximity to the City limits including the St. Johns River College.

- Persons aged 25 and older (% HS graduate or higher) (County) 95%
- Persons aged 25 and older (% HS graduate or higher) **(City)** **90%***
- Persons aged 25 and older (% Bachelor's degree or higher) (County) 43%
- Persons aged 25 and older (% Bachelor's degree or higher) **(City)** **38%***

Source: U.S. Census and/or Florida Legislature Office of Economic and Demographic Research
*Indicates information specific to City of St. Augustine, all other information references are St. Johns County in total

Table X: St. Johns County Education Statistics (2018)

Total School-Age Population	39,278	85.61% white	7.10% black	4.23% Asian
Students Eligible for Free/Reduced Lunch	24%			
High School Dropout Rate	2.9% dropout rate			
Readiness for College	42% of graduates			

Source: St. Johns County School District

The St. Johns County School District tested First in State Reading, First in State Math, First in State FCAT Science, and tied for First in the State History EOC, it is a superior performing school district, which is part of the appeal of St. Johns County for residential development. Two (2) of the 19 Elementary Schools, both Alternative Schools, and two (2) of the three (3) Charter Schools in the district are within the City limits.

It appears that it would benefit the County and the City of St. Augustine to diversify the local economy and provide jobs for the relatively well educated high school graduates within the County or to attract those pursuing higher education back to the County with a job, in addition to the perceived quality of life, and livability of the area. The high quality of the local education should support diverse employment opportunities.

The diversity in employment opportunities should also include the Building trades not just "white collar" jobs. College is not necessarily for everyone, and a well-educated workforce is needed to sustain any healthy community including trades, technicians, managers, police, fire, health services, and the like.

According to the Census, 42% of workers, work outside of St. Johns County, and commute an average of approximately 27 minutes to their work. Within the City, workers commute approximately 21 minutes to their work. The State of Florida rate of workers that work outside of their county of residence is only 17.5%, considerably less than St. Johns County workers. This demonstrates that significantly more workers are travelling to outside of the city and county to work.

Affordable Housing/Workforce Housing

Florida Statutes require that an affordable housing assessment be performed using a methodology established by the Florida Department of Economic Opportunity (DEO). Data and Analysis for the Affordable Housing Assessment was provided by the Schimberg Center for Housing Studies, using the best data currently available. The full discussion is included in the Housing Element of the Comprehensive Plan.

Based on the data provided 38.6% of the current households in 2016 earned 80% or more of the area median income. This percentage is expected to rise through 2040, so in general household incomes within the city are projected to go up. In total 53.4% of the households within the city were not cost burdened in 2016. However, 46.6% of households were cost burdened, almost 31% severely cost burdened. Using the median household income for the city in 2016, the lack of affordable housing is dramatically illustrated for each housing cost threshold group.

An affordable workforce housing plan is critical to maintain the City's social and economic diversity. A diverse economy is also critical to maintain a viable, livable, healthy community.

Discussion of Urban Sprawl

Given the fact that St. Johns County is experiencing rapid growth, especially in residential development where people move here for quality schools, quality of life, and jobs in the surrounding areas, the City of St. Augustine is reasonably compact, and limited in opportunity for annexations that encourage sprawl. Most development, even on the outer edges of the City would be considered infill development in relationship to the sprawling unincorporated County areas adjacent to the City.

The City's primary focus is encouraging quality infill development and redevelopment to sustain the City's livability, and "urban" mix of uses.

Growth Impacts/Resiliency/Sustainability

Discussion to be inserted after Conservation and Coastal Management Element update.

Mobility

Discussion to be inserted after Mobility and Transportation Element update.

Energy Efficiency and Greenhouse Gas Reduction Strategies

In 2008 the Florida legislature set forth requirements that the Future Land Use Element of a local comprehensive plan include energy-efficient land use patterns and greenhouse gas reduction strategies. The Energy Conservation Map (Map X) depicts three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, public transportation, and bicycle/pedestrian pathways.

Vegetation, soils and wetlands are widely recognized as terrestrial carbon sinks. Carbon sinks facilitate either the net removal of carbon net emissions from the atmosphere or the prevention of

carbon net emissions from the terrestrial ecosystem into the atmosphere. As a result, all wetlands are identified as carbon sequestration areas, and should help alleviate concentrations of greenhouse gas emissions.

Public transportation and bicycle/pedestrian routes fall under alternative transportations methods. By using an alternative method of transportation, residents can reduce carbon emissions. Reductions in carbon emissions are realized through reduced traffic congestion and energy consumption.

Other programs that help to reduce energy consumption and protect limited resources are the Florida Residential Retrofit program, the Florida Water Star program, the U.S. Environmental Protection Agency's Energy Star program, and the St. Johns River Water Management District's Waterwise Landscaping program.

The Residential Retrofit program is particularly beneficial for the City of St. Augustine with its older housing stock. It focuses on retrofitting older homes to become more energy efficient to potentially reduce energy use. Additional detail and policies are discussed in the Mobility and Transportation, Housing, and Conservation and Coastal Management Elements.

Land Use Analysis

Vision

Over the past 30 years, the City of St. Augustine has completed several planning exercises. The first and largest effort in the late 1980's and early 1990's included the submittal of the first statutory Comprehensive Plan and a complete compatible rezoning effort. This established the majority of the City's existing Comprehensive Plan, and the current zoning district pattern for the City.

In 2014 a major visioning process was initiated. It included an open dialogue with the community to understand the trends and forces that will potentially shape the future of the City of St. Augustine. For well over a year volunteers worked together to garner input, and provide feedback to develop a Vision Plan that was adopted in June 2015, the *Vision 2014 & Beyond* document.

The *Vision 2014 & Beyond*, as well as, the Historic Preservation Master Plan will help guide the direction and purpose of the City's updated Comprehensive Plan.

In looking at all of the forces impacting the quality of life in the historic city the Land Use Plan has to balance quality of life, local commercial needs, broader economic commercial needs, and the life of neighborhoods in an urbanized area within a growing County, and increasing development and tourism pressures.

The perspective on the Land Use Plan includes focusing on the core downtown historic area, the historic neighborhoods, and corridors radiating out of the downtown, and the evolution of the more typical suburban development along the main arterials through the City. It is expected that with

limited remaining vacant land, the majority of new development will include infill, and intensification or redevelopment of existing properties within the existing City limits.

Land Use Plan

The Future Land Use Plan for the City is the outline for the planned development of the City defined in the land use categories. The categories are defined in an effort to encourage the type of development, redevelopment or infill development as envisioned by the data and analysis and the citizens of St. Augustine. More specific uses, stipulations, and regulations are outlined in the City's adopted land development code, Comprehensive Plan Goals, Objectives and Policies, as well as, depicted in the Future Land Use Map Series.

Note: Proposed changes are for discussion purposes only.

Preservation Categories

Historic Preservation

This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district, which includes protecting and maintaining the colonial Town Plan. This district is also intended to provide a mix of residential uses and compatible nonresidential uses that will encourage the restoration and reproduction of historic structures and compatible infill development and maintain the historic and low intensive ambiance of the neighborhoods, and pedestrian scale of the neighborhoods. This is in an effort to recognize and preserve the historic and physical character of the area, and its contribution to the historic and archaeological record of the State and nation.

For All Uses ~~Minimum lot area of 1,750 square feet~~; maximum lot coverage of 70%, and 80% impervious surface ratio; maximum height restriction of 35 feet, and maximum of 24 dwelling units per acre.

Residential Categories

Residential Low Density

This district is intended to apply to those neighborhoods designated for single-family dwellings and single-family type uses, as well as those uses compatible with low density single-family uses such as churches, child care centers, ~~etc.~~, recreation, public and semi-public uses, including schools consistent with the Public Schools Facilities Element, and Open Land (conservation) as appropriate so as to create and maintain a stable low intensity residential character. ~~Schools may be permitted in this district if it is determined via public hearing that they are compatible with the existing neighborhood, and adequate ingress and egress exists. In addition, the City shall encourage, to the maximum extent possible, the location of schools in conjunction with public facilities such as parks, libraries and community centers; however, the actual location of schools~~

~~will be based on a collaborative effort by the School Board and the City based on principles and guidelines.~~

For All Uses maximum 30% lot coverage; maximum height restriction of 35 feet, and maximum of 8 single family dwellings per acre.

Residential Medium Density

This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. ~~Residential Uses Maximum of 16 units per acre. Non-residential Uses a~~ A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and semi-public uses including schools consistent with the Public Schools Facilities Element, recreational and Open Land (conservation), as appropriate. ~~The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns~~.

For All Uses ~~Minimum lot area of 5,450 square feet~~; maximum lot coverage of 35%, maximum height restriction of 35 feet; and maximum of 16 units per acre to a maximum of 24 dwelling units per acre when participating in the Affordable Workforce Housing Bonus Program.

Mixed Use Categories

Residential Low Density Mixed Use

This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible with and complementary to low density residential uses, so as to create and maintain a mixed low density residential character. ~~Residential Uses Maximum of 8 units per. Non-residential Uses a A maximum of fifty percent (50%) of the Residential Low Density Mixed Use land use designation shall be allocated for nonresidential uses~~. Nonresidential uses shall be limited to low intensity commercial, public and semi-public uses including schools consistent with the Public Schools Facilities Element, recreational and Open Land (conservation) as appropriate. ~~The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns.~~

For All Uses maximum height restriction of 50 feet; ~~maximum lot coverage of 50%~~, 60% impervious surface ratio, and a minimum of 8 units per acre to a maximum of 16 dwelling units per acre when participating in the Affordable Workforce Housing Bonus Program.

- Residential uses shall occupy a minimum of 35% and a maximum of 70% of the development area.
- Commercial uses shall occupy a minimum of 15% and a maximum of 30% of the development area.

Residential Medium Density Mixed Use

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

For All Uses ~~Minimum lot area of 5,450 square feet~~; ~~maximum lot coverage of 50%~~, 70% impervious surface ratio maximum height restriction of 50 feet; and minimum of 8 units per acre to a maximum of 24 dwelling units per acre when participating in the Affordable Workforce Housing Bonus Program.

- Residential uses shall occupy a minimum of 25% and a maximum of 60% of the development area.
- Commercial uses shall occupy a minimum of 25% and a maximum of 40% of the development area.

Commercial Categories

Commercial Low Intensity

This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is ~~not~~ intended for ~~use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. but~~ low traffic generating commercial uses ~~are encouraged~~ including general retail sales and service-related uses. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, PUD developments conservation areas, multi-family, and residential or non-residential mixed uses.

Residential Uses ~~Single family Residential Eight single family dwelling units per acre.~~ to a maximum of 16 dwelling units per acre with a maximum lot coverage of 35%; maximum height restriction of 35 feet. Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. ~~Multiple family Residential Maximum of 16 units per~~. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet.

- Residential uses included in mixed use developments shall occupy a minimum of 15% and a maximum of 50% of the development area.

- Commercial uses included in a residential mixed use development shall occupy a minimum of 35% and a maximum of 50% of the development area.

Commercial Medium Intensity

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

Residential Uses ~~Single family Residential Eight single family dwelling units per acre (minimum lot area is 5,450 square feet)~~. Minimum 8 units per acre to a maximum of 24 units per acre when participating in the Affordable Workforce Housing Bonus Program with a maximum lot coverage of 35%; maximum height restriction of 35 feet. Not more than fifty percent (50%) of the Commercial ~~Low~~ Medium Intensity designation shall be permitted for residential use. ~~Multiple family Residential Maximum of 16 units per acre~~. Other uses ~~Minimum lot area must equal 15,000 square feet~~; maximum lot coverage of 70%; maximum height restriction of 35 feet.

- Residential uses included in mixed use developments shall occupy a minimum of 15% and a maximum of 40% of the development area.
- Commercial uses included in a residential mixed use development shall occupy a minimum of 35% and a maximum of 60% of the development area.

Industrial Categories

Industrial

~~Non-residential uses:~~ This district is intended to allow light manufacturing and related service, storage and commercial uses including non-residential mixed-use. Maximum lot coverage of 80%; maximum height restriction of 35 feet.

Impervious surface ratio??

Marine Industrial

~~Non-residential uses:~~ This district is intended to allow light manufacturing and related service, storage and commercial uses. This district is also intended to allow marine related industrial and business activities to facilitate the continuation of the historic marina industry within the City.

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

Impervious surface ratio??

Open Land Categories

The City has outlined three (3) open land categories. First is the current very low density residential Open Land category for those areas adjacent to more environmentally sensitive areas intended for very low impact uses. The second is an Open Land Conservation category established for City, State or other governmental entity or similar environmentally sensitive areas waterward of the most restrictive jurisdictional line intended for undevelopable riverine or marsh areas. The third is intended for areas designated for recreational purposes, which may contain environmentally sensitive area, but is intended for recreational use.

Open Land (Very Low Density)

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

Single Family dwellings including mobile homes are allowed at ~~T~~two dwelling units per acre; maximum lot coverage of 10%; maximum height restriction of 35 feet. ~~Other Uses~~ Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and uses may occur. Maximum lot coverage of 20%; maximum height restriction of 35 feet.

Open Land (Conservation)

All public or private lands waterward of the most restrictive jurisdictional line, including land under conservation easement, conservatorship or other permanent protection where only activities specified in the easement, conservatorship or other permanent protection are permitted and/or environmentally sensitive lands owned by a local, regional, state or federal governmental agency or similar organization.

Recreation/Open Space

Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions. The density and intensity will adhere to the most restrictive adjacent land use designation. Maximum lot coverage of 60%; maximum height restriction of 35 feet.

Public Use Categories

Public/Semi-Public

Proposed language to be inserted.

Table X: Proposed Future Land Use Categories

Future Land Use Categories	Maximum Density/Intensity
Historic Preservation	
Historic Preservation	24 units per acre
Residential Land Uses	
Low Density	8 units per acre
Medium Density	16 units per acre
Mixed Use	
Low Density	8 units per acre/50% land area max commercial low/institutional/recreation
Medium Density	16 units per acre/50% land area max industrial low/commercial low/institutional/recreation
Commercial Land Uses	
Commercial Low Intensity	8 units per acre single family/16 units per acre multifamily/lot coverage 60% max with 35 foot height
Commercial Medium Intensity	8 units per acre single family/16 units per acre multifamily/lot coverage 70% max with 35 foot height
Industrial Land Uses	
Industrial	80% lot coverage max with 35 foot height
Marine Industrial	80% lot coverage max with 35 foot height; 50% lot coverage max with 50 height and PUD
Open Land Land Uses	
Open Land (Very Low Residential)	2 units per acre/lot coverage 20% max with 35 foot height
Open Land (Conservation)	Not Developable
Recreation	Density/intensity most restrictive adjacent/lot coverage 60% max with 35 foot height
Public Land Use	
Public/Semi-Public	Density/intensity most restrictive adjacent/lot coverage 60% max with 35 foot height

Conclusion