# City of St. Augustine

**ADOPTED EAR-Based Comprehensive Plan Amendments: Goals, Objectives and Policies**

## Table of Contents

<table>
<thead>
<tr>
<th>Element</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Future Land Use</td>
<td>2</td>
</tr>
<tr>
<td>Transportation</td>
<td>21</td>
</tr>
<tr>
<td>Housing</td>
<td>45</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>55</td>
</tr>
<tr>
<td>Conservation and Coastal Management</td>
<td>68</td>
</tr>
<tr>
<td>Recreation and Open Space</td>
<td>82</td>
</tr>
<tr>
<td>Intergovernmental Coordination</td>
<td>86</td>
</tr>
<tr>
<td>Capital Improvements</td>
<td>91</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>100</td>
</tr>
<tr>
<td>Public School Facilities</td>
<td>106</td>
</tr>
</tbody>
</table>

## List of Maps

<table>
<thead>
<tr>
<th>Map Number</th>
<th>Map Name</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>FLU-1</td>
<td>Future Land Use Map</td>
<td>14</td>
</tr>
<tr>
<td>FLU-2</td>
<td>Wells and Protection Areas</td>
<td>15</td>
</tr>
<tr>
<td>FLU-3</td>
<td>Waterways and Estuarine Systems</td>
<td>16</td>
</tr>
<tr>
<td>FLU-4</td>
<td>Wetlands</td>
<td>17</td>
</tr>
<tr>
<td>FLU-5</td>
<td>Coastal High Hazard Area</td>
<td>18</td>
</tr>
<tr>
<td>FLU-6</td>
<td>Energy Conservation</td>
<td>19</td>
</tr>
<tr>
<td>T-1</td>
<td>North Florida TPO Boundary</td>
<td>28</td>
</tr>
<tr>
<td>T-2</td>
<td>FDOT District 2 Urban and Rural Areas</td>
<td>29</td>
</tr>
<tr>
<td>T-3</td>
<td>St. Augustine Location Map</td>
<td>30</td>
</tr>
<tr>
<td>T-4</td>
<td>Existing Road Network</td>
<td>31</td>
</tr>
<tr>
<td>T-5</td>
<td>Functional Roadway Classification</td>
<td>32</td>
</tr>
<tr>
<td>T-6</td>
<td>SIS Facilities</td>
<td>33</td>
</tr>
<tr>
<td>T-7</td>
<td>Future Roadway network 2030</td>
<td>34</td>
</tr>
<tr>
<td>T-8</td>
<td>Level of Service</td>
<td>35</td>
</tr>
<tr>
<td>T-9</td>
<td>2030 Level of Service</td>
<td>36</td>
</tr>
<tr>
<td>T-10</td>
<td>Evacuation Routes</td>
<td>37</td>
</tr>
<tr>
<td>T-11</td>
<td>Existing and Future Bicycle Inventory</td>
<td>38</td>
</tr>
<tr>
<td>T-12</td>
<td>Number of Lanes</td>
<td>39</td>
</tr>
<tr>
<td>T-13</td>
<td>St. Augustine Airport</td>
<td>40</td>
</tr>
<tr>
<td>T-14</td>
<td>Railway Network</td>
<td>41</td>
</tr>
<tr>
<td>T-15</td>
<td>2035 Needs Plan</td>
<td>42</td>
</tr>
<tr>
<td>T-16</td>
<td>2035 Cost Feasible Plan</td>
<td>43</td>
</tr>
</tbody>
</table>
FUTURE LAND USE

City of St. Augustine Comprehensive Plan
EAR-Based Amendments
Future Land Use Element

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

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

FLU Policy 1.1
The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to land development regulations relating to: zoning and on-site parking; environmental protection and conservation overlay zones; concurrency management and on-site storm drainage; signs; landscaping; subdivisions; building code and coastal construction code; utilities - potable water, sanitary sewer, solid waste and city storm sewer; archaeology; and flood control. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. The City Code shall be on display for the public in the City Clerk's office.

FLU Policy 1.2
This Plan incorporates two (2) planning periods (2015 and 2030), of which policies, unless otherwise specified, shall apply through the year 2030. The Five-Year Schedule of Capital Improvements, adopted as part of the annual capital budget process shall initially apply through the year 2015, and be annually extended thereafter. The following maps are adopted as part of the Future Land Use Map series in the element indicated, and shall
be applicable through the year 2010 and available for public view in the Planning and Building Division:

**Future Land Use Element**
- Future Land Use; Soils; Topography; Floodplains

**Coastal Management Element**
- Conservation Overlay Zones; Areas Subject to Coastal Flooding; Water Dependent and Water Related Uses; Public Access to the Coastal Areas; Vegetative Communities; and Wildlife Habitat.

**Traffic Circulation Element**
- Traffic Circulation;

**Stormwater Management Element**
- Topography

**Potable Water Element**
- Potable Water Wellfield

**Aquifer Recharge Element**
- Aquifer Recharge Areas.

**Policy -1.3**
The City shall maintain the following densities and intensities of land use for the Future Land Use classifications indicated. These densities and intensities shall be implemented by zoning district regulations adopted in the City Code and shall apply to all new development and all redevelopment in the City. Calculations of densities and intensities of use are based on net developable land, not gross acreage. Developable land includes all land contained within the boundaries of a parcel except lands within a public right-of-way; marshlands, swamps, or other environmentally sensitive lands where local, State, or Federal regulations otherwise prohibit development; and natural or man-made bodies of water such as ponds, lakes and reservoirs.

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

Maximum of 8 single family dwellings per acre.

**Residential Low Density Mixed Use**

This district is intended to apply to those neighborhoods designated for single and multiple-family dwellings and uses, as well as those nonresidential uses compatible with and complementary to low density residential uses, so as to create and maintain a mixed low density residential character.

Residential Uses

Maximum of 8 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 10,890 square feet for the first two units and 5,400 square feet of lot area for each additional unit).

Non-residential Uses

A maximum of fifty percent (50%) of the Residential Low Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns.

Maximum height restriction of 50 feet; maximum lot coverage of 50%.

**Residential Medium Density**

This district is intended to apply to those neighborhoods designated for multiple-family dwellings and uses, as well as those nonresidential uses compatible and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character.

Residential Uses

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250
square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit).

Non-residential Uses

A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns.

Minimum lot area of 5,450 square feet; maximum height restriction of 35 feet; maximum lot coverage of 35%.

Residential Medium Density Mixed Use

This district is intended to apply to those neighborhoods designated for mixed residential and commercial uses so as to create a medium intensity residential and low intensity commercial mix of uses.

Residential Uses

See Residential Medium Density

Other Uses

A maximum of fifty percent (50%) of the Residential Medium Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity industrial (light manufacturing, processing, packaging and fabricating), low intensity commercial, institutional (including schools), recreational and open land. The City shall incorporate guidelines within its land development regulations to permit certain nonresidential uses as a zoning exception to ensure compatibility with existing residential areas and land use patterns. Low intensity industrial uses shall not be permitted near schools.

Maximum lot coverage of 50%; maximum height restriction of 50 feet.

Historic Preservation

This district is intended to provide primarily residential uses that will encourage the preservation and restoration of historic structures in the district. This district is also intended to provide a mix of residential uses and compatible nonresidential uses that will encourage the restoration and
reproduction of historic structures and maintain the historic and low intensive ambiance of the neighborhood, and pedestrian scale of the neighborhood.

For All Uses

Minimum lot area of 1,750 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.

**Commercial Low Intensity**

This district is intended to apply to areas where small groups of low intensity commercial uses may be appropriately located to serve within convenient traveling distance from one (1) or several neighborhoods. The district is not intended for use by medium intensity commercial uses such as service stations, vehicle repair and sales, etc. but low traffic generating commercial uses are encouraged. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged.

Residential Uses

Single family Residential

Eight single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use.

Multiple family Residential

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single-family dwelling units and for multiple-family dwelling units, 7,250 square feet of lot area for the first 2 units and 1,750 square feet of lot area for each additional unit).

Other uses

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

**Commercial Medium Intensity**

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

Residential Uses

Single family Residential

Eight single family dwelling units per acre (minimum lot area is 5,450 square feet). Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use.

Multiple family Residential

Maximum of 16 units per acre (minimum of 5,450 square feet of lot area for single family dwelling units and for multiple family dwelling units, 7,250 square feet of lot area for the first two units and 1,750 square feet of lot area for each additional unit).

Other uses

Minimum lot area must equal 15,000 square feet; maximum lot coverage of 70%; maximum height restriction of 35 feet.

Industrial

Non-residential uses

This district is intended to allow light manufacturing and related service, storage and commercial uses.

Maximum lot coverage of 80%; maximum height restriction of 35 feet.

Marine Industrial

Non-residential uses

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

Maximum lot coverage of 80%; maximum height restriction of 35 feet.

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

Open Land (Very Low Density Residential)
This district is intended to apply to areas which are sparsely developed and including uses as normally found in environmentally sensitive areas away from urban activity. It is intended that substantial residential, commercial or industrial development shall not be permitted in the district.

Single Family dwelling including mobile home

Two dwelling units per acre; maximum lot coverage of 10%; maximum height restriction of 35 feet.

Other Uses

Appropriate activities and land uses within environmentally sensitive areas, include but are not limited to, water related activities and uses, and passive recreation activities and uses.

Maximum lot coverage of 20%; maximum height restriction of 35 feet.

**Recreation/Open Space**

The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

**Public/Semi-Public**

It is the intent of this district that certain lands, which are owned by federal, state or local government or are associated with the government and are used for a purpose which is particularly and peculiarly related to governmental functions, shall be designated Public/Semi-Public.

The density and intensity will adhere to the most restrictive adjacent land use designation.

Maximum lot coverage of 60%; maximum height restriction of 35 feet.

**FLU Policy - 1.4**

The City shall maintain a building inspector on staff to inspect all construction associated with development orders issued to ensure compliance with the provisions of the development order.
FLU Policy 1.5
The City shall adhere to the review process as contained in Chapters 163 and 166 Florida Statutes for land use plan amendments, rezonings and revisions to City development regulations.

FLU Policy 1.6
The City shall ensure, in accordance with the provisions of Section 163.3167(8) Florida Statutes, and consistent with applicable law, that nothing contained in this Plan including, but not limited to, the Future Land Use Map and the Land Use Element, shall be interpreted to limit or modify the rights of:

(a) any person to complete development of any Development of Regional Impact which has received a final local development order approved pursuant to Chapter 380, Florida Statutes prior to the effective date of this Plan Amendment; or
(b) any person to complete a development which has been properly issued a final local development order and development has commenced and is continuing in good faith prior to the effective date of this Plan Amendment; or
(c) any person to complete a development in accordance with vested rights for such completion under applicable Federal or State; constitutional, statutory, or common law.

FLU Policy 1.7
Any person may seek a City determination of vested rights to complete a development in accordance with previously effective laws, ordinances, or regulations; including but not limited to this Comprehensive Plan, using procedures set forth in the City Land Development Code.

FLU Policy 1.8
Procedures for application review, including a method of appealing decisions on applications for amendment to the City of St. Augustine Comprehensive Plan, shall be established in the City of St. Augustine Code of Ordinances.

FLU Policy 1.9 (Note: this is old FLU Policy 6.1)
The City shall adhere to the review process as contained in Chapters 163 and 166 Florida Statutes for land use plan amendments, rezonings and revisions to City development regulations.

FLU Policy 1.10
In accordance with Ch. 342.07, Florida Statutes, the City of St. Augustine shall encourage the preservation of “working water fronts” as a means of maintaining the maritime industry and the City’s maritime heritage.
FLU Objective 2
Encourage the redevelopment and renewal of blighted areas. The measurable targets for this objective are: (1) the number of category 1, 2, 3 and 4 buildings citywide as measured by the land use and building condition survey or other mechanism that may be deemed appropriate; and (2) the occupancy status of the commercial buildings along King Street, West King Street, San Marco Avenue, Anastasia Boulevard and Ponce de Leon Boulevard.

FLU Policy 2.1
Continue to implement a land use and building condition survey or other appropriate mechanism every five years. Data compilation and analysis will be completed within one (1) year of the completion of the surveys.

FLU Policy 2.2
As blighted areas are identified, the City shall develop a master plan for community revitalization that identifies best available data for monitoring progress toward meeting plan goals.

FLU Policy 2.3
Maintain a Code Enforcement Officer on staff to investigate violations of the City Code.

FLU Objective 3
Reduce uses which are inconsistent with the Future Land Use plan. The measurable target for this objective is the number of nonconforming uses citywide as measured by the land use and building condition survey.

FLU Policy 3.1
Identify existing nonconforming land uses in all areas of the city, including the coastal high hazard area and coastal planning area, during the land use and building condition survey conducted every five years. Continue to enforce the existing provisions of the City Code related to discouraging and phasing out existing nonconforming uses.

FLU Objective 4
Encourage the use of innovative and sustainable land development practices that maximize the use of existing services and facilities, such as planned unit developments and other mixed land use development techniques, infill development, redevelopment, wastewater reuse and solid waste recycling. The measurable target for this objective is the continued presence of innovative land development regulations in the City Code.

FLU Policy 4.1
In order to eliminate reliance on transportation facilities, maintain the mixed use zoning districts associated with the Open Land, Residential
Low Density/Mixed Use, Residential Medium Density, Residential Medium Density/Mixed Use, Commercial Low Intensity and Commercial Medium Intensity land use classifications where the intent is to create mixes of uses. Continue to allow commercial uses within each sector to serve the residential districts within each sector. Close proximity of commercial service areas encourages pedestrian activity, and also serves the needs of special groups that do not readily have access to transportation facilities. In addition to promoting walkability, the city should coordinate with the Jacksonville Transportation Authority regarding the location of Park and Ride facilities, and should promote transit-oriented development and other sustainable development practices.

**FLU Objective 5**
The City shall ensure the protection of natural resources as indicated in detail in the Goals, Objectives and Policies section of the Conservation and Coastal Management Element. The measurable target for this objective is the number of development proposals for development in a conservation overlay zone reviewed as required by the City’s development regulations.

**FLU Objective 6**
The City shall ensure that coastal area population densities are coordinated with the St. Johns County and the Northeast Florida Regional Statewide Regional Evacuation Study Program. This objective is implemented by FLU Policy 10.1. The measurable target for this objective is land use classifications in the coastal high hazard areas established by the Northeast Florida Regional Hurricane Evacuation Study, which may be revised periodically to reflect best available data.

**FLU Policy 6.1**
The City shall use the following land use classifications in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map Series for future land use map amendments and annexations: Residential Low Density, Residential Low Density/Mixed Use, Public/Semi-public, Recreation/Open Space and Open Land.
FLU Objective 7
The City will act to discourage the proliferation of urban sprawl. The measurable targets for this objective are: (1) review of proposed annexations according to the requirements of Chapter 171 Florida Statutes; (2) approval of large scale land use plan amendments by the Department of Community Affairs; (3) approval of small scale land use plan amendments as required by Rule 9J-5 and Chapter 163 Florida Statutes; and (4) the continued enforcement of City development regulations which implement this objective.

**FLU Policy 7.1**
Annexations will be reviewed according to the requirements contained in Chapter 171 Florida Statutes. This policy implements FLU Objective 11.

**FLU Policy 7.2**
The City will continue to enforce the City Code which requires developers to connect to the city's sanitary sewer system. The City shall pursue the elimination of all septic tanks within the City and the City’s sewer service area by the year 2030.

**FLU Policy 7.3**
Encourage, through a graduated fee schedule for water and wastewater connections, new development or redevelopment in areas where adequate transportation and public utilities exist or are already planned. By developing in areas where utilities are existing, developers are not required to pay line extension costs for utilities.

**FLU Policy 7.4**
Public facilities and utilities shall be located to maximize the efficiency of services provided, minimize their cost, and minimize their impacts on the natural environment by locating public facilities on land having the appropriate land use classification for the proposed use.

**FLU Policy 7.5**
Future extension of City roads shall promote compact and contiguous patterns of development.

**FLU Policy 7.6**
The City will continue to make provision for innovative techniques such as Planned Unit Developments (PUD), zero lot line development and cluster housing through the rezoning process established in the City Code, and by allowing condominium types of ownership for both residential and commercial development.

FLU Objective 8
Continue to monitor the needs of the public utility systems and provide land for utilities facilities as necessary. The measurable target for this
objective is that the public utility system has the property required for needed facilities identified in the plan.

**FLU Policy 8.1**
The City will maintain the existing 1,500 feet protective easements around the potable water well fields.

**FLU Policy 8.2**
Maintain the adopted level of service standards for the service districts for sanitary sewer and potable water services.

**FLU Policy 8.3**
The City shall maintain those lands presently allocated for public facilities or utilities with a Public/semi-public land use classification.
TE Goal
To maintain a coordinated multimodal transportation system which provides for the safe, efficient, and economical movement of people, goods, and services, which is consistent with the Future Land Use Plan, conserves energy, and protects the City’s natural, cultural, and historical resources.

TE Objective 1.1
The City shall provide a safe, convenient and efficient motorized and non-motorized transportation system. The measurable targets for this objective are: (1) the continued enforcement of development regulations related to on-site parking and maneuvering; and (2) the continued maintenance of adopted levels of service standards for roadways in the city.

TE Policy 1.1.1

The City adopts the following level of service standards for roadway segments on the County and City system.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Average Daily Traffic</th>
<th>Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local roadway</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Collector</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Minor Arterial</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td>Principal Arterial</td>
<td>C</td>
<td>D</td>
</tr>
<tr>
<td>Limited Access Facility</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>
The City hereby adopts the following Level of Service for State, SIS and FIHS facilities

<table>
<thead>
<tr>
<th></th>
<th>SIS AND FIHS FACILITIES</th>
<th>TRIP FUNDED FACILITIES AND OTHER STATE ROADS</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Limited Access Highway</td>
<td>Controlled Access Highway</td>
</tr>
<tr>
<td>(Freeway)</td>
<td></td>
<td>(Freeway)</td>
</tr>
<tr>
<td>Rural Areas</td>
<td>B</td>
<td>B</td>
</tr>
<tr>
<td>Transitioning Urbanized Areas, Urban Areas, or Communities</td>
<td>C</td>
<td>C</td>
</tr>
<tr>
<td>Urbanized Areas Under 500,000</td>
<td>C(D)</td>
<td>C</td>
</tr>
<tr>
<td>Urbanized Areas Over 500,000</td>
<td>D(E)</td>
<td>D</td>
</tr>
<tr>
<td>Roadways Parallel to Exclusive Transit Facilities</td>
<td>E</td>
<td>E</td>
</tr>
<tr>
<td>Inside TCMAs</td>
<td>D(E)</td>
<td>E</td>
</tr>
<tr>
<td>Inside TCEAs2 and MMTDs2</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

NOTES:
1. Level of service standards inside of parentheses apply to general use lanes only when exclusive through lanes exist.
2. For rural two-lane facilities, the standard is C.
3. FDOT must be consulted as provided by Section 163.3180(5), (7), or (15), Florida Statutes, regarding level of service standards set on SIS or TRIP facilities impacted by TCMAs, MMTDs, or TCEAs respectively.
4. The level of service standards for non TRIP facilities may be set by local governments in accordance with Rule 9J-5.0055, F.A.C.
6. It is recognized that certain roadways (i.e., constrained roadways) will not be expanded by the addition of through lanes for physical, environmental, or policy reasons. In such instances, a variance to the level of service may be sought pursuant to Section 120.542, Florida Statutes.
7. Level of service letter designations are defined in the Department's 2009 Quality/Level of Service Handbook.

**TE Policy 1.1.2**
The minimum acceptable level of service on any State road operating under conditions as of in a backlogged condition on October 1, 1991, shall be 10% below the traffic volume existing at that time. The minimum acceptable level of service on any constrained roads shall be 11.5% below the volume existing on October 1, 1991. The minimum acceptable level of service on constrained roads within historical corridors shall be 15.5% below the volume existing on October 1, 1991.

**TE Policy 1.1**
The City shall continue to use FDOT counts on all state facilities, and work with St. Johns County to collect traffic count data for County roadways within the City limits. These counts will focus first on constrained facilities, then on segments nearing maximum level of service, and then on other roadways. The studies will be conducted using the methodology from the most recent version of FDOT Quality/Level of Service Handbook.
TE Policy 1.1.4
Continue to implement provisions of the Downtown Area Traffic Master Plan related to traffic circulation (one-way and two-way streets), satellite parking areas, public transportation, and on-street parking.

TE Policy 1.1.5
Continue to maintain programs to license trams and other forms of paratransit. Continue to work with the Sunshine Bus Company and other providers to determine service routes that can provide enhanced mobility as an alternative to the single-occupant automobile.

TE Policy 1.1.6
The City shall continue to provide signage and traffic signals on City streets which conform with the Manual on Uniform Traffic Control Devices standards. The City shall continue to support both the St. Johns County and FDOT practice of providing signage and traffic signals on State and County roadways in the City which conform with the Manual on Uniform Traffic Control Devices standards.

TE Policy 1.1.7
The City shall continue to consider the development of bicycle and pedestrian routes taking into consideration roadway widths, traffic volumes and accident rates, with the safety of the cyclists being the primary concern.

TE Policy 1.1.8
The following minimum pavement widths shall apply to all new public and private roadways.

One way, one traffic lane:
- no on-street parking: 12 feet
- parking on one side: 18 feet
- parking on both sides: 26 feet

One way, two traffic lanes:
- no on-street parking: 18 feet
- parking on one side: 26 feet
- parking on both sides: 34 feet

Two way, two traffic lanes:
- no on-street parking: 20 feet
- parking on one side: 28 feet
- parking on both sides: 36 feet

Two way, four traffic lanes:
- no on-street parking: 38 feet
- parking on one side: 48 feet
parking on both sides  56 feet

OR

Residential development:
 marginal access  20 feet
 minor street  20 feet
 collector  24 feet

Commercial or Industrial development:
 marginal access  20 feet
 minor street  24 feet
 collector  28 feet

**TE Policy 1.1.9**
The City establishes the following priorities for traffic and roadway improvement projects:

1st priority projects which are needed to protect the public health and safety;

2nd priority projects which are needed to preserve or achieve full use of existing facilities, to promote efficient use of existing facilities, or to prevent or reduce future maintenance or improvement costs;

3rd priority projects which are needed to promote infill development and redevelopment; and

4th priority projects which are needed to provide facilities and services to new developments.

**TE Objective 1.2**
Protect existing and future rights-of-way from building encroachment, through the continued enforcement of the subdivision regulations, right-of-way permitting regulations and development regulations.

**TE Policy 1.2.1**
The City shall continue to enforce Chapter 23 of the City Code (subdivisions) which requires that all subdivisions platted in the future designate permanent rights-of-way providing access to each lot or parcel in the subdivision on the subdivision plat. The City shall continue to enforce the Right-of-Way permitting process established in Chapter 22 (streets, sidewalks, parks and miscellaneous public places) of the City Code which regulates connections and access points of driveways to roadways, the installation, repair or replacement of utilities and prohibits the construction of any buildings or structures in any public right-of-way. Connections to City roadways shall be regulated according to local
standards. Connections to state roadways shall be regulated by FDOT standards. The City shall continue to enforce Chapter 28 of the City Code (zoning and on-site parking) which requires all structures and buildings to be constructed on private property, and which also establishes minimum required yards (setbacks) in the zoning districts associated with each land use classification.

**TE Policy 1.2.2**
For all new subdivisions and new developments requiring or providing public or private roadways, rights-of-way of sufficient width shall be provided for adequate stormwater management and utilities facilities, and to accommodate the minimum pavement widths established by TE Policy 1.1.7.

**TE Objective 1.3**
The Transportation Element system shall be consistent with and support the Future Land Use Plan as depicted on the Future Land Use Map series and all subsequent amendments. The measurable target for this objective is that development shall only be permitted as intended by the Future Land Use Plan and that adopted levels of service for such development shall be maintained.

**TE Policy 1.3.1**
The City shall continue to implement the adopted comprehensive plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City. Site plan review shall consist of review of the development proposal for compliance with all applicable chapters of the City Code including but not limited to: Chapter 28 (zoning and on-site parking); Chapter 11 (environmental protection and conservation overlay zones); Chapter 21 ( concurrency management and for on-site storm drainage); Chapter 3 (signs); Chapter 25 (landscaping); Chapter 23 (subdivisions); Chapter 8 (building code); Chapter 26 (utilities: potable water, sanitary sewer, solid waste and city storm sewer); Chapter 6 (archaeology); and Chapter 13 (flood control). All subdivisions shall be reviewed, platted and recorded as required by Chapter 23 of the City Code prior to a building permit being issued. Building permits shall not be issued which result in a reduction of the level of service for the affected public facilities below the adopted levels of service standards. Ordinances amending the City Code shall be codified at least annually. The City Code shall be on display for the public in the City Clerk's office.

**TE Policy 1.3.2**
The City shall continue to maintain or improve existing pedestrian facilities by: repairing and replacing sidewalks as needed, including handicap accessible curb cuts at crosswalks; continuing to provide benches for public seating in the Plaza, along the bayfront and other areas; and
continuing to provide signs and maps directing pedestrians in the
downtown area to public restrooms and other points of interest.

TE Objective 1.4
Coordinate the City’s Transportation Element plan with the plans and
programs of the Florida Department of Transportation and St. Johns
County. This objective is implemented by TE Policy 4.2.1. The measurable
target for this objective is that levels of service standards for all roads
inside the city limits shall be maintained for future development.

TE Policy 1.4.1
The City shall continue to maintain staff level communication with the
FDOT Regional Office to keep informed of FDOT regulations, plans,
schedules and activities concerning traffic signs and signals, roads,
bridges and access management related to the state highway system in
the City limits. The City shall continue to maintain staff level
communication with St. Johns County to keep informed of County
regulations, plans, schedules and activities concerning traffic signs and
signals, roads, bridges and access management related to County roads
in the City limits. This policy implements TE Objective 1.4.

TE Policy 1.4.2
Continue to improve the aesthetic appearance of the gateways into the
City, such as West Castillo Drive through installation and maintenance of
landscaping, street lighting and other appurtenances. This policy
implements TE Objective 1.4.

TE Policy 1.4.3
Maintain the present street pattern and restore colonial street widths
where practical in the area bounded by Orange, Cordova, and St. Francis
Streets and the bay front. This policy implements TE Objective 1.4.

TE Policy 1.4.4
The City shall work with FDOT to limit the use of roadways other than King
Street, Avenida Menendez and the Bridge of Lions in the area of the City
of St. Augustine National Register District as arterials in the State highway
system. This policy implements TE Objective 1.4.

TE Policy 1.4.5
All traffic control signs, traffic signals, transformers, switching gear and
related accessory equipment to be installed in the public right-of-way in
locally designated historic preservation zoning districts shall be approved
by the Historic Architectural Review Board. This policy implements TE
Objective 1.4.
TE OBJECTIVE 1.5

The City recognizes that the use of gasoline creates a large portion of the greenhouse gas emissions and shall incorporate transportation strategies to address the reduction of these greenhouse gas emissions.

The City shall identify and pursue strategies to reduce the vehicle miles traveled.

A) Establish locations for compact mixed use development.

B) Increase opportunities for job creation proximate to higher density residential.

C) Facilitate future opportunities for transit-oriented developments

D) The City shall encourage existing and new developments to be connected by roadways, bikeways, and pedestrian systems that encourage travel between neighborhoods and access to transit without requiring use of the major thoroughfare system.

TE Policy 1.5.1

The City shall employ Transportation System Management Strategies to protect the right-of-way, improve efficiency and enhance safety.

A) The City will continue efforts to coordinate and participate in, when feasible, in regional transportation studies which encourage and promote transit initiatives. The County will continue to work with JTA, North Florida TPO, NEFRC and FDOT and other transportation agencies to educate and encourage transit in the region.
St. Augustine Future Roadway Network (2030)

Legend

- *Projected Over Capacity Links (Constrained links)
- Road Network
- Major Roads
- St. Augustine City Limits
- Water

*The City will evaluate Multi-modal options to address links identified as failing within the planning horizon. Possible solutions are briefly discussed in the Data and Analyses. (NEFRC, 2011)*

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Created by the Northeast Florida Regional Council 2010
St. Augustine Number of Lanes

Legend

Number of Lanes
- 1
- 2
- 3
- 4

St. Augustine City Limits
Water
Road Network

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. This product is for informational purposes and may not have been prepared for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Created by the Northeast Florida Regional Council 2010.
City of St. Augustine Comprehensive Plan
EAR-Based Amendments
H Housing Element

H Goal
Achieve a sound and satisfying living environment according to the various housing tastes and income levels for all city residents through improved structural and aesthetic conditions and by reducing the cost of housing.

H Objective 1
The City will ensure that an adequate and affordable supply of housing is provided for existing and future household populations. The measurable target for this objective is the percentage of households in the various income levels spending less than 30% of household income on housing costs. This target figure will be analyzed using data from the United States Census 2010 when it becomes available.

H Policy 1.1
Collect and maintain housing, demographic, and socioeconomic data.

H Policy 1.2
Continue to implement a land use and building condition survey, or similar mechanism for tracking building conditions. The land use and building condition survey shall inventory both the existing use of the property and the condition of any structures located on the property, for all property in the City. These surveys are primarily windshield and walking surveys, and are supplemented with more detailed inspections as necessary. Data compilation and analysis will be completed within one (1) year of the completion of each survey.

The following categories shall be used for evaluating existing land uses: single family (detached single family dwelling or mobile home); multiple family (any structure containing more than one (1) dwelling unit); commercial; industrial; mixed use (any combination of the above); public buildings and grounds; recreation; vacant developable (uplands, in a platted subdivision); and vacant not developable (wetlands or marsh).

The following criteria shall be used to establish the condition of structures.

Condition 1  Structure meets all the requirements of the Standard Building Code. No structural defects; all building systems (central heat, complete plumbing, complete kitchen, electricity) in place and in good condition; the overall appearance of the structure is excellent.

Condition 2  Structure meets all the requirements of the Standard Building Code. Minor structural deterioration of foundation, walls, roof, ceilings or floors such that
minor or cosmetic repairs or painting are necessary; all building systems (central heat, complete plumbing, complete kitchen, electricity) in place, but showing minor deterioration; the overall appearance of the structure is good.

**Condition 3**

Structure does not meet all the requirements of the Standard Building Code, but is considered habitable. Structural deterioration of foundation, walls, roof, ceilings or floors such that major repairs are needed; building systems (central heat, complete plumbing, complete kitchen, electricity) either missing or non-functional; the overall appearance of the structure is deteriorating.

**Condition 4**

Structure does not meet all the requirements of the Standard Building Code, and is considered uninhabitable. Severe structural deterioration of foundation, walls, roof, ceilings or floors; building systems (central heat, complete plumbing, complete kitchen, electricity) either missing or non-functional; the overall appearance of the structure is dilapidated.

**H Policy 1.3**

Continue to maintain and update records of permits issued for new construction, alterations and demolitions which affect the number of housing units so that an accurate record of the number of housing units is available.

**H Policy 1.4**

Within two (2) years of the completion of each land use and building condition survey, conduct a survey of residents in areas where substandard housing conditions exist to determine the area's unique housing problems and redevelopment opportunities. Upon completion of the data compilation delineate potential rehabilitation areas and time frames for the elimination of substandard housing conditions within these areas and coordinate with St. Johns County and non-profit housing developers to ensure that residents of substandard housing are aware of programs that are available to assist them.

Investigate the services of the First Coast Jobs and Education Regional Board and other job programs to consider declining neighborhoods as training sites in construction and related trades.
Investigate the relationship between social conditions, crime and blight and identify programs which may be utilized to reduce the impact on neighborhood deterioration.

Encourage the participation of law enforcement and neighborhood watch organizations in the promotion of programs encouraging safer neighborhoods.

**H Policy 1.5**
The City shall continue to provide special inspections for homeowners and developers upon request. These special inspections are intended to help determine the condition of a structure after a fire or in the event that the owner is considering rehabilitation of the structure.

**H Policy 1.6**
The City shall continue to educate the public on the permitting process and the various City ordinances and codes with the ongoing creation of brochures and pamphlets.

The City shall also continue to streamline the permitting process and improve coordination among the participants involved in housing production through the following actions:

1. Continue the existing plan review process which provides a single point of contact for a developer from the time a development application is submitted, through plan review, to the point when the development permit is issued. Providing this single point of contact in the Planning and Building Division allows a developer to resolve all development related issues in one place in City Hall, thus saving time.

2. Continue to develop new publications and revise existing publications as needed to educate the public on the steps in the permitting process, land development regulations contained in the City Code, and key people in the permitting process. This is intended to result in developers submitting more complete applications for permits, resulting in easier and faster review by City staff. Expediting the permitting process in this way is intended to enable the developer to submit everything needed for a permit the first time, reducing delays and development costs caused by incomplete applications and plans.

3. Continue to encourage pre-application meetings with property owners, architects and developers so that the City's development regulations are clear from the first stages of a project.
4. Continue to inform developers who indicate an interest in very low income or low income housing of existing local and State subsidy programs.

5. Continue to expedite plan review of permits submitted for single family dwellings to comply with the requirements of Chapter 553.79 Florida Statutes.

**H Policy 1.7**
The City will continue to maintain an inventory of federal, state and private programs that offer assistance to displaced individuals and families whose housing has been destroyed or damaged by a disaster. This policy is specifically not intended to address the issue of relocation housing.

**H Policy 1.8**
The City shall maintain a liaison to the St. John’s County Housing Finance Authority to address housing problems within the City.

The City shall encourage the work of the St. Johns Housing Partnership, Inc. The Housing partnership is a non-profit, 501(c)(3) organization dedicated to the construction and rehabilitation of affordable housing.

The City shall encourage the work of the State Housing Initiatives Partnership (SHIP). The SHIP program provides instruction on housing selection and financing as well as offering no interest loans to qualified first time home buyers. The SHIP program was approved by the City through interlocal agreement with St. Johns County in 1993.

The City will continue to provide building construction guidance and permitting assistance to the Habitat for Humanity site in the Lincolnville neighborhood of the City.

The City will provide water and sewer services to the West Augustine area, and area of very low, low and moderate income residents of St. Johns County.

Although the City is able to ensure that affordable housing is available for the present population of the City, in case affordable housing needs cannot be met in the future, the City shall enter into an interlocal agreement with St. Johns County to ensure that affordable housing needs are met.
H Objective 2
The City will take action to eliminate substandard housing conditions and improve the structural and aesthetic conditions of existing housing. The measurable target for this objective is the number of category 3 and 4 dwelling units citywide as measured by periodically conducted land use and building condition surveys.

H Policy 2.1
In an effort to conserve the City’s existing housing stock as well as to increase the amount of affordable housing available to low and moderate income residents, the City will implement the following programs:

For areas in National Register Districts, educate developers regarding the City’s Historic Preservation Property Tax Exemption program as well as investigate grants for historic preservation from the State of Florida and the Federal government.

Provide information regarding federal, state, county and/or private conventional lenders regarding subsidy programs in order to encourage affordable housing, including the availability of Community Development Block Grants (CDBGs) as well as the availability of state funds for the creation of Community Development Corporations (CDCs).

Develop partnerships linking public and private resources and expertise to address the needs for affordable housing.

H Policy 2.2
Maintain a Code Enforcement Officer on staff to investigate violations and enforce the City Code.

H Objective 3
The City will provide adequate sites for very low income, low income and moderate income housing, mobile homes, manufactured homes and group homes and foster care facilities licensed and funded by the State Department of Health and Rehabilitative Services (HRS) located in areas intended for such residential development by the Future Land Use Plan. The measurable target for this objective is continuing to implement the Future Land Use Plan which allows these uses as permitted in all of the City’s planning sectors.

H Policy 3.1
The Future Land Use Plan in the Future Land Use Element provides for sufficient land at sufficient densities to meet housing needs through the year 2030. The "Vacant Lands Analysis" section in the Future Land Use
Element further documents the availability of sufficient land to meet anticipated housing needs.

**H Policy 3.2**

The Future Land Use Plan, which is implemented by Chapter 28 of the City Code, specifically establishes land uses consistent with the topography, soil conditions and the availability of services to support development, and encourages mixed use districts. Dwellings (including single family dwellings, modular homes, mobile homes, multiple family dwellings, community residential homes, foster care facilities, boarding houses, adult congregate living facilities, nursing homes and similar uses) are permitted or permissible by exception as established by the Future Land Use Plan. The Future Land Use Plan, implemented by the City Code:

1. does not discriminate against subsidized housing or housing for people with special needs;

2. encourages infill development in areas where adequate infrastructure already exists as a method of lowering housing costs;

3. provides a wide range of densities (2 units per acre up to 16 units per acre);

4. provides a wide range of minimum lot sizes, including provision for development on existing nonconforming platted lots in the older subdivisions;

5. allows residential uses in both established residential neighborhoods and mixed use districts; and

6. allows commercial uses within each sector to serve the residential districts in each sector, where the proximity of commercial service areas encourages pedestrian activity and also serves the needs of special groups that do not readily have access to transportation facilities.

**H Policy 3.3**

The City will continue to make provision for innovative techniques such as Planned Unit Developments (PUD), zero lot line development and cluster housing through the rezoning process established in Chapter 28 of the City Code, and by allowing condominium types of ownership for both residential and commercial development.
H Policy 3.4
The City shall consider offering or selling properties or buildings which are acquired through enforcement of the building abatement program to organizations providing very low income, low income or moderate income housing such as Habitat for Humanity.

H Policy 3.5
The City will continue to allow mobile homes as a permissible use by exception in the zoning district associated with the Open Land use classification.

H Policy 3.6
To ensure the elimination of substandard housing, the City shall continue to enforce the building abatement program. The building abatement program requires property owners to comply with the minimum building code requirements or demolish the structure. Complaints regarding structures suspected of not meeting the minimum requirements of the Standard Building Code can be initiated by the Code Enforcement Inspector or a member of the public, or can be identified during the land use and building condition survey. Upon receipt of such a complaint, the Building Official inspects the structure to determine if it meets the requirements of the standard Building Code. If the inspection indicates that the structure does not meet the requirements of the Standard Building Code, the case is presented to the Board of Adjustments and Appeals to determine if the structure in question is a public nuisance. The Board is empowered to order the property owner to correct the deficiencies discovered during the inspection or demolish the structure. Failure to comply with the order of the Board results in a fine against the property owner, which if not paid, becomes a lien against the property. In the case of a property owner disregarding the order of the Board, the city may make the necessary repairs or demolish the structure, and then file a lien on the property for costs incurred. Only vacant residential structures are subject to demolition. Occupied residential structures not improved by the property owner so that the structure meets the minimum requirements of the Standard Building Code are referred to the St. Johns County Health Department. The intent of this program is to induce property owners to provide habitable housing and comply with the code rather than have the city become a property owner. However, the city reserves this right to ensure compliance.

H Objective 4
The City does not foresee taking any actions that would displace people from their dwelling, since the building abatement program described in H Policy 5.1 only targets vacant residential structures. However, in the event that actions by the City do displace people from their dwelling, the City will
provide necessary relocation housing. The measurable target for this objective is the provision of replacement housing as required.

**H Policy 4.1**
If and when housing is eliminated by any action of the City, relocation assistance will be provided by the City as required by law (Section 421.55, Florida Statutes).

**H Objective 5**
The City shall implement cost effective measures to reduce energy and water consumption and promote energy conservation, carbon reduction, green building and economic development through its Housing initiatives.

**H Policy 5.1**
The City shall continue to enforce the Florida Energy Efficiency Code through the development permit review and approval process.

**H Policy 5.2**
The City shall promote energy conservation by supporting compact neighborhood design with alternative transportation systems.

**H Policy 5.3**
The City of St. Augustine shall encourage all housing structures be constructed with cost effective efficiency construction standards. Whenever feasible, housing should attempt to meet or exceed standards set forth by the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, or other national or state recognized high-performance conservation building rating system as approved by the Florida Department of Management Services.

**H Policy 5.4**
By 2012, the City shall amend its Land Development Code to require that all new housing be energy efficient in its design, use energy and water efficient appliances, and be appropriately weatherized.

**H Policy 5.5**
Upon its completion, the City of St. Augustine will investigate the Florida Residential Retrofit program to determine applicability in the retrofitting of older homes in the City in order for these homes to become more energy efficient. The City may investigate a long term market-based program that offers a whole-house approach for reducing energy use.

**H Policy 5.6**
The City shall promote water conservation by encouraging the use of water-conserving plumbing fixtures, appliances, and irrigation systems,
and Florida Friendly Landscapes as recommended by the University of Florida/IFAS program.
INFRASTRUCTURE

City of St. Augustine Comprehensive Plan
EAR-Based Amendments
INFRASTRUCTURE ELEMENT

SANITARY SEWER SUB-ELEMENT

SS Goal
Wastewater facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

SS Objective 1.1
The City shall construct, operate and maintain the municipal wastewater facilities to protect the water quality function of natural drainage features. The measurable target for this objective is the effluent water quality discharged from the wastewater treatment plants as measured by the Department of Environmental Protection (DEP).

SS Policy 1.1.1
All future point source discharges into the Intracoastal Waterway shall be prohibited. The City continues to support the reuse of treated wastewater.

SS Policy 1.1.2
The City will operate and maintain the municipal wastewater facilities in accordance with the Department of Environmental Protection (DEP) and the Environmental Protection Agency (EPA) permit conditions. This includes periodic monitoring of effluent water quality required by the DEP and EPA permits.

SS Objective 1.2
The City shall maintain effluent disposal, sludge disposal, pump station or force main facilities. The City shall also correct any subsequently identified deficiencies. The measurable target for this objective is providing wastewater facilities at the adopted level of service standard.

SS Policy 1.2.1
The City establishes the following priorities for replacement and providing for future sanitary sewer needs:

1st priority projects which serve to protect public health and safety;

2nd priority projects which provide safe and functional wastewater services to serve existing residential areas; and

3rd priority projects which provide wastewater services to serve new development.
SS Objective 1.3
The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing wastewater facilities. The measurable target for this objective is the area served by the City wastewater system.

SS Objective 1.4
The City shall provide wastewater facilities at the adopted level of service standard within the service area for both existing and future development. The measurable target for this objective is the provision of wastewater facilities at the adopted level of service standard: a minimum of 220 gallons capacity per dwelling unit.

SS Policy 1.4.1
Consistent with public health and safety, sanitary sewer facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.

SS Policy 1.4.2
The City shall maintain the adopted level of service standards for the service areas for sanitary sewer.

SS Policy 1.4.3
The City will provide a sewer system level of service consisting of a minimum of 220 gallons per day per dwelling unit.

SS Policy 1.4.4
The City will continue to operate and maintain the municipal wastewater system based on the existing master planning process established by City staff and under the aegis of the Director of Public Works. The master planning process addresses: maintenance of the existing wastewater facilities; maintenance of the wastewater data base; prioritized rehabilitation projects; and periodic updates of the master plan.

POTABLE WATER SUB-ELEMENT

PW Goal
Water facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

PW Objective 1.1
The City shall continue to maintain these existing facilities. The measurable target for this objective is providing potable water facilities at the adopted level of service standard.
PW Policy 1.1.1
The City will continue to operate its potable water system based on the existing master planning process established by City staff and under the aegis of the Director of Public Works. The master planning process addresses: maintenance of existing potable water facilities; maintenance of the potable water system data base; prioritized rehabilitation and renewal.

PW Policy 1.1.2
In the same way that the City's development regulations implement the Future Land Use Plan, the Potable Water Sub-Element implements the goals, objectives and policies of this element. However, the City establishes the following priorities for renewal and replacement and providing for future potable water system needs:

1st priority projects which serve to protect public health;
2nd priority projects which serve existing customers by ensuring that the adopted level of service standards are met; and
3rd priority projects which serve new customers and developments at the adopted level of service standards.

PW Objective 1.3
The City shall continue to conserve potable water resources. The measurable targets for this objective are: [1] compliance with SJRWMD directives in the event of a water emergency; and [2] continued use of effluent for irrigation and process water at the Wastewater Treatment Plant.

PW Policy 1.3.1
The City shall establish a minimum percentage in its land development regulations for waterwise and Florida-friendly landscaping when approval is granted Conservation Zones 2 and 3. At a minimum, fifty percent (50%) of the landscaping in Conservation Zone 2 shall be Xeriscape.

PW Policy 1.3.2
The City shall follow directives issued by the St. Johns River Water Management District (SJRWMD) which may include customer water restrictions, bans on outdoor water use and system wide pressure reduction.
PW Policy 1.3.3
The City continues to support reuse of treated waste water to preserve potable water supplies.

PW Policy 1.3.4
The City shall continue to use effluent for irrigation and process water at the Wastewater Treatment Plant to conserve potable water.

PW Policy 1.3.5
The City shall implement water conservation measures referenced in the water conservation plan approved as part of the city’s Consumptive Use Permit and other additional water conservation measures, including, but not limited to:

- Requirement for low-flow plumbing fixtures
- Customer notifications for increases of 10% or greater in water use from previous meter reading
- Citizen awareness and education programs
- Requirements for multi-family submeters
- Promoting the use of Florida-friendly landscaping (University of Florida, Institute of Food and Agricultural Science’s A Guide to Florida-Friendly Landscaping)
- Promoting participation in the Florida WaterStar SM program
- Implementation of the landscape irrigation provisions in Rule 40C-2.042(2), Florida Administrative Code.

PW Objective 1.4
The City shall act to discourage the proliferation of urban sprawl and maximize the use of the existing potable water facilities. The measurable target for this objective is the area served by the City potable water system.

PW Policy 1.4.1
The City shall continue to enforce the City Code which requires development inside the City limits to connect to the City’s potable water system if a City water line exists within the boundaries of the development.

PW Objective 1.5
The City shall provide water service at the adopted level of service standard within the service area for both existing and future development. The measurable target for this objective is the provision of potable water facilities at the adopted level of service standard.

PW Policy 1.5.1
The City shall maintain the adopted level of service standards for the service districts for potable water.
PW Policy 1.5.2
The City will provide a water system level of service consisting of a minimum of 220 gallons per day per dwelling unit at a minimum pressure of 20 psi. Consistent with public health and safety, potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.

PW Policy 1.5.3
Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

SOLID WASTE SUB-ELEMENT

SW Goal
Solid waste services and facilities shall continue to be provided in an efficient manner supporting the intended development of the City depicted by the Future Land Use Map.

SW Objective 1.1
The City shall continue to provide solid waste service and facilities for existing and future needs of the City. The measurable target for this objective is the provision of solid waste facilities at the adopted level of service standard: the level of service standard is four (4.0) pounds per person per day.

SW Policy 1.1.1
The City establishes as its solid waste level of service the ability to dispose of 6.75 pounds of solid waste per day per capita.

SW Policy 1.1.2
The solid waste level of service shall mirror the County’s to dispose of four (4.0) pounds of solid waste per day per capita.

SW Policy 1.1.3
Consistent with public health and safety, solid waste facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent.

SW Policy 1.1.4
The City shall provide collection services at a frequency and level of convenience to protect the health and safety of the community.
SW Objective 1.2
The City shall have a recycling program, and will strive to recycle thirty percent (30%) of the volume of solid waste collected. The measurable target for this objective is the percentage of solid waste collected that is recycled.

SW Policy A41.2.1
The City shall continue to provide recycling for residential and nonresidential solid waste customers.
STORMWATER MANAGEMENT SUB-ELEMENT

SWM Goal
Stormwater management shall be provided which supports the intended development depicted by the Future Land Use Map, and which protects the function of natural drainage features.

SWM Objective 1.1
Stormwater management facilities shall be provided to control discharges necessitated by rainfall events to support continued protection of water quality, water quantity, and enhancement to the natural to the natural environment for both existing and future development at the adopted level of service. The measurable target for this objective is the provision of stormwater management facilities at the adopted level of service standard. These systems may incorporate methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, environmental degradation and pollution, or otherwise affect the quality and quantity of discharges.

SWM Policy 1.1.1
- The City shall develop and adopt a Citywide Master Stormwater Plan including a detailed review of current practices in Stormwater Management, develop strategies for compliance with regulatory requirements and complete an update to the May 1995 Stormwater Facilities Master Plan. The City shall implement the recommendations of the Citywide Master Stormwater Plan by continuing to fund and establish priorities as the studies for each watershed or sub-basin are completed.

SWM Policy 1.1.2
The City shall implement the Citywide Master Stormwater Plan, and shall take action to address deficiencies for the affected areas, by identifying appropriate implementation mechanisms and possible revenue sources. The City shall continue to update its inventory of all private and public drainage facilities, easements and right-of-ways.

SWM Policy 1.1.3
In the same way that the City’s development regulations implement the Future Land Use Plan, the Citywide Master Stormwater Plan shall implement the goals, objectives and policies of the Stormwater Management Sub-Element. The City establishes the following priorities for Stormwater Management System improvements:

1. projects which serve to protect essential services;
2. projects which serve to protect residential areas, with an emphasis on residences in the historic district;
3. projects which serve to protect private developments established prior to 1985; and
4. projects which serve to protect against repetitive flooding.

**SWM Policy 1.1.4**
The City shall coordinate with the Florida Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD) and St. Johns County in the identification of all drainage basins in the City to assure uniformity of basin designation.

**SWM Policy 1.1.5**
There shall be no reduction in the flood storage capacity or the natural functions and values of the floodplain in the City in areas designated as regulatory floodways as updated by FEMA Flood Insurance studies. Encroachments shall be prohibited within designated regulatory floodways including but not limited to fill, new construction and development improvements that would result in any increase in flood levels.

**SWM Policy 1.1.6**
The City shall regulate development within flood prone areas to minimize flood storage capacity reduction, so that the post-development conditions do not exceed pre-development conditions and ensure that there will not be any adverse impacts either upstream or downstream which will afford protection of life and property within flood prone areas and/or floodplains.

**SWM Policy 1.1.7**
The City shall coordinate with the Florida Department of Environmental Protection (FDEP) and the St. Johns River Water Management District (SJRWMD) to utilize water quality data and other appropriate biological indicators to design Stormwater Management Systems that facilitate the maintenance and/or improvement of the existing water quality.

**SWM Policy 1.1.8**
The City shall work with the Florida Department of Environmental Protection (FDEP), the St. Johns River Water Management District (SJRWMD) and the U.S. Environmental Protection Agency (EPA) to educate and distribute information on the surface water resources in the City.

**SWM Policy 1.1.9**
The City shall maintain compliance with the National Pollution Discharge Elimination System (NPDES) permit and the requirements of the Federal Clean Water Act amendments. The City will continue with planning activities and implementation of the Stormwater Management Program.
SWM Policy 1.1.10
The minimum Level of Service Standard (LOS) for the Municipal Stormwater Management System is based on the 10-year, 1-hour storm event, which equals 3.1-inches of rainfall for the duration of the event.

SWM Policy 1.1.11
The City shall continue to operate and maintain the Municipal Stormwater Management System.

SWM Objective 1.2
The City shall continue to update their Development Criteria which shall require the implementation of Stormwater Management procedures that ensure water quality and quantity is improved and that adequate facility capacity is available to serve future developments.

SWM Policy 1.2.1
New development shall be required to construct adequate Stormwater Management facilities according to State, Regional and City standards.

SWM Policy 1.2.2
The City shall continue to manage and regulate development within the 100-year floodplain through enforcement of the City floodplain management regulations.

SWM Policy 1.2.3
Consistent with public health and safety, stormwater management facilities shall be in place and available to serve new development no later than the issuance of a certificate of occupancy or its functional equivalent.

SWM Policy 1.2.4
The City shall require that the Stormwater Management facilities meet or exceed the adopted Level of Service Standards (LOS), and that capacity is available concurrent with the impacts of the development.

SWM Policy 1.2.5
As the Citywide Master Stormwater Plan completes planning, design and environmental analyses for the watersheds and sub-basins studied, findings shall be presented to the City Commission for review and recommendation concerning consistency with or needed amendment of, the Stormwater Management Sub-Element of, the Plan.

SWM Policy 1.2.6
The City shall encourage the incorporation of natural features into the construction of new Stormwater Management facilities which provide vegetation and buffers which promote wildlife habitat.

SWM Policy 1.2.7
contribute to a violation of state water quality standards. These standards shall apply to all new development and redevelopment regardless of project size.

**Objective 1.3**
The City shall adopt regulations to require routine maintenance of privately controlled drainage facilities in a manner consistent with maintenance criteria established for publicly maintained facilities.

**SWM Policy 1.3.1**
Routine maintenance schedule shall include, but shall not be limited to the following:

1. mowing the retention and detention areas and their respective drainage swales;
2. limitation of trash or debris;
3. cleaning out ditches, swales, pipes and structures;
4. sedimentation and erosion prevention through re-grading or vegetating; and
5. dredging of ponds.
AQUIFER RECHARGE SUB-ELEMENT

AR Goal
To protect the function of natural groundwater aquifer recharge areas.

AR Objective 1.41
The City shall protect the function of Florida Aquifer recharge areas inside the City limits identified by the St. Johns River Water Management District. The measurable targets for this objective are: [1] land uses on property inside the City which are in the surficial Aquifer recharge area; and [2] land uses on property in St. Johns County which are in the surficial Aquifer recharge area.

AR Policy 1.1.1
The City shall prohibit uses which could adversely impact the function of the wellfields within the county, to the extent lawful, such as hazardous wastes, underground petroleum tanks, etc.

AR Policy 1.1.2
Within 600 feet of any future potable water well field located inside the City limits, the City shall prohibit all activities and uses which could adversely impact the function of the surficial Aquifer recharge area and well head protection area. The City shall work with St. Johns County to prohibit activities or uses that could adversely impact surficial Aquifer recharge areas and well head protection areas for well fields located outside of the City limits.

AR Policy 1.1.3
The City shall continue to maintain staff level contact with St. Johns County to encourage the restriction of land uses which could adversely impact the function of the surficial Aquifer recharge area around the City’s well field.

AR Policy 1.1.4
The City shall comply with all applicable federal and state regulations related to well head protection areas.

AR Policy 1.1.5
The City shall maintain the existing 1,500 feet permanent protective easement around its potable water well field which is located outside of the City limits in St. Johns County. This easement prohibits: water supply wells larger than 4 inches in diameter; surface mining of shell, phosphate, sand or other minerals; septic tanks within 500 feet of any City owned or operated water well; and any development which requires more than 10% of the develop area to be covered by an impervious surface.
The City shall also maintain the existing 200 feet permanent protective easement around each well site in the City’s potable water well field which is located outside of the City limits in St. Johns County. These easements prohibit: water supply wells larger than 2 inches in diameter; surface mining of shell, phosphate, sand or other minerals; septic tanks; and any development which requires more than 10% of the developed area to be covered by an impervious surface.

The City shall consider, when feasible, regulations to new development to provide reuse irrigation water lines when reclaim water is available from St. Johns County Utilities through Interlocal agreement.
CONSERVATION & COASTAL MANAGEMENT

City of St. Augustine Comprehensive Plan EAR-Based Amendments
Conservation Goal

Protect and conserve natural areas, environmentally sensitive areas, natural vegetative communities, wildlife habitats, marine resources, federal and state listed species, and other renewable and non-renewable natural resources.

Coastal Management Goal

To prevent loss of life and damage to property in the coastal areas from the effects of natural disasters, while encouraging appropriate public access to and use of coastal areas.

CCM Objective 1
As Salt Run and Robinson Creek have been designated as Class II Waters by the Department of Environmental Protection, the City will insure that these water bodies remain open for shellfish propagation and harvesting. The measurable target for this objective is whether Salt Run and Robinson Creek remain open for shellfish propagation and harvesting.

CCM Policy 1.1

The City maintains three (3) "Conservation Overlay Zones. The boundaries of the Conservation Overlay Zones, generally indicated on the Conservation Overlay Zone Map adopted as part of the Future Land Use Map series, shall be determined on a site specific basis during site plan review of each development proposal.

Conservation Overlay Zone 1
Passive recreation, wildlife preservation and conservation areas, green space, and fishing piers and other water dependent uses, including boat ramps and marinas, shall be the primary uses within this Conservation Overlay Zone. Locally, these uses are more fully governed by other elements of the Comprehensive Plan and the City’s land development regulations.

Conservation Overlay Zone 2
This Conservation Overlay Zone allows for all of the uses within Zone 1, as well as specialized, scenic or linear parks and boardwalks, off street parking areas providing that they are constructed with pervious materials except as may otherwise be required by the ADA Standards for Accessible Design and Florida Statutes s.553.5041 Parking Spaces for Persons Who Have Disabilities; and residential development, providing
that they are (1) located so as to minimize impacts to Conservation Overlay Zone 1 vistas and scenic areas, and (2) densities are limited to those defined by the underlying Future Land Use Category.

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

**CCM Policy 1.2**
Reserved.

**CCM Policy 1.3**
Reserved.

**CCM Policy 1.4**
Reserved.

**CCM Policy 1.5**
The City shall continue to implement the adopted Comprehensive Plan by including all land development regulations governing the use of land in the City Code. All applications for development shall be subject to site plan review by the City.

In addition, applications for building permits for development in Conservation Overlay Zones 1, 2 and 3 shall be accompanied by a copy of any permits required by the U. S. Army Corps of Engineers, the St. Johns River Water Management District and the Florida Department of Environmental Protection.

Permits for structures and uses located within Conservation Overlay Zone 1 shall be issued only for such structures and uses which have received permits under provisions of applicable federal and state regulations and, will be issued only for those structures and related uses such as fishing piers and catwalks, boardwalks, boat docks, boathouses, boat ramps, marinas and marine railways, as well as dredging and filling, which are determined to be to the benefit of the public as a whole and which are determined as having no significant negative impact on natural systems, by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction or use so as to: avoid damage to adjacent salt marshes and the associated vegetative communities; eliminate any harm to the animal, fish or shellfish contained therein; avoid blocking or disrupting vistas and scenic opportunities and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. Only water
dependent structures and uses shall be permitted in Conservation Overlay Zone 1; all other structures and uses shall be prohibited.

Permits for structures and uses located within Conservation Overlay Zone 2 shall be issued only for those structures and uses which are determined as having no significant negative impact on adjacent natural systems by either individual or cumulative effect. The planning and zoning board is authorized to impose limitations in the nature and manner of construction and use so as to: avoid damage to adjacent salt marshes and the associated vegetative communities; eliminate any harm to any animal, fish or shellfish life contained therein; avoid blocking Conservation Overlay Zone 1 vistas and scenic opportunities, and to enhance those vistas and scenic opportunities which are determined to benefit the public as a whole. In those cases where proposed development will occur near an altered shoreline or will be within 150 feet of existing development (development landward of the most restrictive jurisdictional line and along the existing shoreline but not more than 150 feet away), development may not occur waterward of the existing line of development or the most restrictive jurisdictional line, whichever is more landward. In those cases where proposed development will occur near a natural shoreline and there is no existing development within 150 feet, development must occur at least 20 feet landward of the most restrictive jurisdictional line. High density development such as residential development in excess of thirteen (13) units per acre shall be prohibited in Conservation Overlay Zone 2 (100 feet landward of the most restrictive jurisdictional line) when there exists a natural shoreline.

Permits for structures and uses located within Conservation Overlay Zone 3 shall be issued only for those structures and uses which do not significantly alter the surface water hydrology or tree canopy cover, or cause the removal of preserved or protected trees. The planning and zoning board is authorized to impose limitations on the nature and manner of construction and use so as to avoid alteration of surface water hydrology which would increase the flood hazard potential and to minimize the impact on existing trees and native vegetation.

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

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

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

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

1. Site specific conditions.
2. The relationship of the site to adjacent properties, bodies of water and surrounding conservation zones.
3. Natural and proposed drainage patterns.
4. Effect of point and nonpoint discharge in the marine environment.
5. Proposed soil stabilization and erosion control methods.
7. Impact of development on vegetative and animal communities.
8. Potential for contaminated drainage, storage of pollutants and the use of poisonous chemicals and materials.
9. Effect of shade on vegetation and shellfish.
10. Effect of boat wake and boat traffic on manatees, vegetation, shellfish and wildlife, as well as shoreline erosion.
11. Impact of development on shoreline by linear feet and percent of site.
12. Impact of development on vistas and scenic opportunities by linear feet, height, mass and percent of site.
(13) Existing amounts of native plants and proposed retention and use of native plants for landscape and open space purposes.

(14) Impact of development on plant and animal habitat and potential loss in acres and percent of site.

(15) Impact of development on water quality.

(16) Impact of development on shellfish and on commercial and sport fish and waterfowl.

(17) The City shall pursue no net loss in wetlands by both amount and type of community.

(18) Require a wildlife habitat survey for large developments for the purpose of restricting activities known to adversely affect the survival of endangered and threatened species, and protecting native vegetative communities from destruction by development activities. This policy implements CCM Objectives 1.3, 1.4, 1.7 and 3.4.

**CCM Policy 1.6**
No landfills or dumps shall be permitted in Conservation Overlay Zones 1 or 2.

**CCM Policy 1.7**
The City shall continue to enforce the City Code which prohibits the discharge of any sewage or other polluted waters except where suitable treatment has been provided by the City. Tertiary treatment shall be considered a suitable treatment.

**CCM Policy 1.8**
Require the use of silt curtains, grass swales and other techniques during construction to prevent soil erosion and sedimentation of area waterways.

**CCM Policy 1.9**
No additional waterways shall be impounded or altered to restrict or interfere with the natural tidal flow.

**CCM Policy 1.10**
The City will continue to enforce the City Code which requires development to connect to the city's sanitary sewer system if available if sewer is not available to the property, and cannot be made available in conjunction with construction, septic tank permits may be issued by St.
Johns County Health Department as a temporary on-site sewage disposal system.

CCM Policy 1.11
Continue to enforce City Code which prohibits the discharge of any seafood viscera into any city waterway.

CCM Objective 2
Maintain or improve the quality of the water in the city's estuaries. The measurable target for this objective is water quality in the city's estuaries as reported in the Florida Water Quality Assessment 305b Technical Report published by the Florida Department of Environmental Protection.

CCM Policy 2.1
Coordinate with St. Johns County to identify and eliminate point and non-point discharges outside the city limits that impact city waterways.

CCM Policy 2.2
Continue to cooperate with the Florida Department of Environmental Protection and any other government agency or adjacent local jurisdictions which monitors water quality in the City's estuaries.

CCM Objective 3
Protect and conserve minerals and soils by continuing enforcement of the development regulations.

CCM Policy 3.1
The City shall continue to implement the Future Land Use Plan and enforce the City Code which prohibits all mining activities.

CCM Objective 4
Protect coastal wetlands, coastal barriers, estuaries, tidal marshes, wildlife habitat, marine habitat and living marine resources. The measurable target for this objective is the continued enforcement of all City development regulations related to development in or adjacent to environmentally sensitive areas.

CCM Objective 4.1
The City shall protect wetlands, as defined in Rule 9J-5.002(149), Florida Administrative Code (1999), by adopting land development regulations which establish minimum setbacks, identify minimum buffers in which no development would be permitted, and eliminate direct discharges. The City
shall pursue no net loss of wetlands. The measurable target for this policy is the number of wetlands at the time of adoption minus the number of wetlands at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.

CCM Objective 4.2
The City shall protect native vegetation and wildlife habitat by adopting land development regulations which establish measures for the protection of native vegetation (trees, shrubs and grasses) and wildlife habitat. The City shall pursue retaining 50% of the native vegetation on development sites. The measurable target for this policy is the amount of native vegetation and wildlife habitat at the time of adoption minus the amount of native vegetation and wildlife habitat at the time of the next Evaluation and Appraisal Report, based on information provided by the St. Johns River Water Management District.

CCM Policy 4.1
New marinas must incorporate the manatee protection recommendations of the Department of Environmental Protection (DEP). The City shall support the establishment of no wake zones and posted manatee areas that are not within a new marina’s boundaries. New marinas shall be required to have pumpout facilities.

CCM Policy 4.2
The City shall take any action specifically requested by the State Division of Parks and Recreation and the Florida Fish and Wildlife Conservation Commission to protect sea turtles and their nests in the Anastasia State Recreation Area during the nesting season.

CCM Policy 4.3
The City shall take any action specifically requested by the U. S. Army Corps of Engineers to support their periodic beach renourishments in the Anastasia State Recreation Area during the winter and spring to protect sea turtle nesting areas. The City shall also take any action specifically requested by the U.S. Army Corps of Engineers to support their practice of placing beach grade sand from the periodic maintenance dredging of St. Augustine Inlet directly on the beaches of Anastasia State Recreation Area to reverse the effects of erosion.

CCM Policy 4.4
Since there are no existing natural reservations in the City, none are identified in the Recreation and Open Space Element. If, in the future, there are natural reservations in the city, then the City shall develop policies to protect those natural reservations.
CCM Policy 4.5
The City will continue to encourage the retention and installation of native vegetation through the incentives and credits outlined in the City Code. The City shall consider elimination of the requirement for a public hearing in Conservation Overlay Zone 3 if 100% waterwise and Florida-Friendly Landscaping is used for landscaping and replacement trees.

CCM Policy 4.6
Encourage Florida East Coast Railway officials and other property owners not to renew leases for the billboards which are located along Ponce de Leon Boulevard (U. S. 1) and State Road 16 near the marsh when those leases are considered for renewal.

CCM Policy 4.7
The City shall continue to support the established practice of the Anastasia Mosquito Control District not to do aerial spraying within the City limits, and to avoid truck spraying during the mating season in the areas known to be inhabited by the Sweadner’s Hairstreak Butterfly.

CCM Policy 4.8
As an additional means of protection, the City shall consider public acquisition of lands that contain significant natural resources including environmentally sensitive areas, natural vegetative communities, and wildlife habitats. Such lands, should they be acquired, shall be managed as open space and for passive outdoor recreation in a manner that furthers the protection of the resources occurring on site.

CCM Policy 4.9
The City shall take efforts to enhance degraded natural resources by means such as the removal of non-native and invasive plant species that occur within native vegetative communities, restoration of natural hydrology, and landscaping with indigenous, drought tolerant plant species.

CCM Objective 5
Meet or exceed the minimum air quality standards established by the Florida Department of Environmental Protection. The measurable target for this objective is continuing to meet the DEP air quality standards.

CCM Policy 5.1
The City shall continue to allow the Department of Environmental Protection (DEP) to maintain an air quality monitoring station at the City Public Works Complex in the West Sector or other locations if deemed appropriate by the DEP. Should this monitoring show that air quality
standards are not being met, the City will take appropriate action through the direction of DEP to resolve the air quality deficiency.

CCM Objective 6
Protect the quality and quantity of St. Augustine's ground water resources through the participation in the Florida WaterStar program and the use of waterwise and Florida-Friendly Landscaping practices. The measurable target for this objective is water quality and quantity measured by the monitoring well at the City's wellfield. This monitoring well is required by the St. Johns River Water Management District's Consumptive Use Permit.

CCM Policy 6.1
The City will maintain the existing 1,500 feet protective easements around the potable water well fields.

CCM Policy 6.2
Cooperate with St. Johns County and Putnam County to protect water recharge areas.

CCM Policy 6.3
The Consumptive Use Permit issued to the City by the St. Johns River Water Management District requires the City to comply with District directives for conservation during times of water emergency. In the event that the District declares a water emergency, the City shall follow directives issued by the District which may include customer water restrictions, bans on outdoor water use and system wide pressure reduction.

CCM Policy 6.4
The City shall continue to use effluent for irrigation and process water at both Waste Water Treatment Plants to conserve potable water.

CCM Objective 7
Permitted uses for shoreline and waterfront property will continue to give priority to water-dependent uses and increase safe public access to the Matanzas River, the San Sebastian River and the beaches contained in the Anastasia State Recreation Area. The measurable target for this objective is that the City Code will continue to allow water-dependent uses as permitted uses in all of the zoning districts associated with the land use classifications in the coastal planning area.
CCM Policy 7.1
New marinas must meet all applicable requirements of state and federal permitting agencies, including the manatee protection guidelines established by the Department of Environmental Protection. In addition:

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

marinas should be served by municipal waste water systems and should have adequate solid waste collection facilities with frequent collection.

CCM Policy 7.2
The following performance standards shall apply to development of water-dependent and water-related uses: (1) compliance with all of the conditions of any regulatory agency permits required for the development; (2) compliance with any conditions established by the Planning and Zoning Board for development in a Conservation Overlay Zone discussed in Policy 5 of this element; and (3) compliance with the Future Land Use Plan and all of the implementing development regulations contained in the City Code.

Priorities for shoreline land uses and siting for water-dependent and water-related uses are as established by the Future Land Use Plan and implemented by the City Code. Water-dependent and water-related uses shall continue to be permitted uses or permissible uses by exception in all of the zoning districts in the city.
CCM Objective 8
As the only beaches and dunes within the city limits are in the Anastasia State Recreation Area, over which the City has no regulatory jurisdiction, the City will continue to support the efforts of the State Division of Parks and Recreation to protect the beaches and dunes, and restore the altered or degraded beaches and dunes.

CCM Objective 9
Ensure that a total evacuation of the city in the event of a Category 3 storm can be accomplished in a time period determined to be safe as provided for in the St. Johns County Comprehensive Emergency Management Plan. The measurable target for this objective is a safe evacuation of the City in the event of a natural disaster.

CCM Policy 9.1
The St. Johns County Comprehensive Emergency Management Plan addresses County action before, during and after any natural disaster (including hurricanes); and County interaction with other governmental and non-governmental agencies related to disaster preparation and response.

The decision to activate the Emergency Operations Center is made by St. Johns County. The decision to evacuate all or part of the City shall be coordinated with the County Emergency Operations Center. Residents living in areas to be evacuated shall be notified to evacuate via radio and television, and by the police and fire departments. Notice to evacuate shall be given as soon as the expected time and location of landfall is known, and shall not be less than 12 hours prior to the expected landfall. When the evacuation order is issued, the locations of open evacuation shelters will be publicized.

The decision to evacuate the Florida School for the Deaf and the Blind is made by school officials. The decision to evacuate county-operated nursing homes is made by St. Johns County.

CCM Policy 9.2
The City shall maintain a current list of all evacuation shelters in St. Johns County, including the location and capacity of each shelter. This list shall be included in the St. Johns County Comprehensive Emergency Management Plan. This list shall be updated as necessary to reflect current conditions.
CCM Objective 10
In the event that public or private property in the City is damaged by a natural disaster, the post-disaster redevelopment will reduce or eliminate the risk of human life and property damage by natural hazards. The measurable target for this objective is that, in the event property is damaged or destroyed by a natural disaster, post-disaster redevelopment will be in accordance with: (1) the densities and intensities of land use established by the Future Land Use Plan; (2) the criteria for developing in the Conservation Overlay Zones implemented by the City Code; and (3) requirements of the Building Code.

CCM Policy 10.1
New development, alterations to existing structures and repairs to existing structures that sustain damage greater than 50% of their structural value located in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series shall be constructed or repaired to comply with the current building code of the City, as required by the State of Florida. Seawalls located in the coastal high hazard areas as depicted in the Coastal High Hazard Area Map that sustain damage greater than 50% of the seawall area due to a tropical storm or hurricane shall be rebuilt as revetments or rip-rap, or be replaced with native vegetation.

The City will prepare, by the year 2012, and maintain a post-disaster redevelopment plan. The post-disaster redevelopment plan shall differentiate between post-disaster redevelopment and post-disaster repair. The City shall continue to enforce and adopt land development regulations that incorporate:

1. building practices, to include structural integrity requirements and use of hazard protection devices;
2. floodplain management, to assure maximum drainage of floodwaters;
3. beach and dune preservation, to maintain protection from velocity waters;
4. stormwater management;
5. sanitary sewer construction and location, including backflow prevention and minimum elevations; and
6. land use, including location of institutions, docks, and buildings and distribution of densities and intensities.
CCM Objective 11
The City shall limit population densities in coastal high hazard areas as depicted in the Coastal High Hazard Areas Map adopted as part of the Future Land Use Map series. The coastal high hazard area for the City shall be considered the evacuation zone for a category 1 hurricane.

CCM Objective 12
Within the City there are two public access, permitted marine navigation channels: the San Sebastian River Channel and the Salt Run Navigation Channel. The San Sebastian Channel serves the City's "Working Waterfront". The Salt Run Channel serves the City's only public boat ramp and it serves one of the City's public mooring fields. Both the San Sebastian Channel and the Salt Run Channel provide both commercial and recreational boater access to the Atlantic Intracoastal Waterway and the Atlantic Ocean. The City, in partnership with other governmental agencies will work to maintain these public navigation channels as permitted by State and Federal agencies.

CCM Policy 12.1
The St Augustine Inlet Navigation Channel provides the City marine access to the Atlantic Ocean. The US Army Corps of Engineers with their local sponsor the St Augustine Port Waterway & Beach District are responsible for maintaining the inlet navigation channel. This ocean access navigation channel is an important economic asset to the City's marine and tourist industries. The City will support the efforts of the USACOE and the SAPW&BD to maintain this ocean access navigation channel.
RECREATION & OPEN SPACE

City of St. Augustine Comprehensive Plan
EAR-Based Amendments
Recreation and Open Space Element

ROS Goal
To provide open space, recreation sites and recreation facilities which meet the needs of residents and visitors, support City conservation efforts and provide a healthy and aesthetically pleasing environment.

ROS Objective 1
Coordinate private and public resources to adequately provide recreation sites and facilities at the adopted level of service standards.

   ROS Policy 1.1

   ROS Policy 1.2
   The City shall make an effort to incorporate documented historic and archaeological sites into park areas whenever possible to address both recreation and preservation needs.

   ROS Policy 1.3
   The City will coordinate the development of the projects which are listed in the Capital Improvements Element as projects secured with private funding.

ROS Objective 2
The City shall ensure safe public access to the recreation sites and facilities. The measurable target for this objective is public access to the identified recreation sites and facilities.

   ROS Policy 2.1
   Although the only beaches in the City are in the Anastasia State Recreation Area and are therefore not subject to the City's development regulations, the City shall continue to support the policy of the State Division of Parks and Recreation in permitting public access to those beaches. The City shall continue to provide access to shores and waterways depicted on the Future Land Use Map by: (1) continuing to enforce the Future Land Use Plan which allows water-dependent or water-related uses as permitted uses in every land use classification; and (2) continuing to operate the municipal marina.

   ROS Policy 2.2
   The City shall correct park and recreation facility deficiencies and provide future parks and recreation facilities according to the following priorities:

   1. maintenance, repair and replacement of existing facilities located on existing recreation sites.
2. development of new facilities, located on existing recreation sites, to correct existing deficiencies.

3. acquisition of new recreation sites to correct existing deficiencies.

4. development of new facilities, to be located on new recreation sites, to correct existing deficiencies.

5. development of new facilities, located on existing recreation sites, to provide for future needs.

6. acquisition of new recreation sites to provide for future needs.

7. development of new facilities, located on new recreation sites, to provide for future needs.

ROS Objective 4
Public agencies and private developments shall provide open space as defined in this element.

ROS Policy 4.1
The following Level of Service Standards shall be provided for all development:

Regional Parks  5.0 acres per 1,000 persons
Community Parks  1.0 acre per 1,000 persons
Neighborhood Parks  0.8 acres per 1,000 persons

All residential development of twenty-five (25) units or more must provide, at a minimum, contiguous parkland or open space meeting the level of service standard for neighborhood parks for the projected number of residents based on the average household size from the most recent census. For development of twenty-five (25) to ninety-nine (99) units, this parkland or open space must provide at least passive recreational activity. For development of one hundred (100) or more units, this parkland or open space must provide at least one (1) active recreational facility (preferably one determined to be deficient in the particular planning sector) and one (1) passive recreational facility, per one hundred (100) units. Level of Service standards for Regional Parks shall be continually coordinated with the State Division of Parks and Recreation. The Level of Service standards for Community and Neighborhood Parks not located inside the City limits, but providing services to City residents shall be continually coordinated with St. Johns County. This policy implements ROS Objectives 1 and 4.
ROS Policy 4.2
The City shall continue to enforce the Future Land Use Plan and the development regulations contained in the City Code to preserve open space. The Recreation and Open Space classification is intended to designate parks, natural reservations and active recreation sites. The Open Land classification is intended to designate open space. Additionally, open space is determined on a site specific basis during site plan review and through the conservation overlay zone development process. Open space so determined is defined as being marshland, swamp, natural or manmade bodies of water, and environmentally sensitive lands where local, state or federal regulations prohibit development.

ROS Policy 4.3
The City Code shall continue to contain and implement open space definitions and standards established in the Future Land Use Plan and in the Conservation Overlay Zone Development section of the Conservation and Coastal Management Element.

ROS Policy 4.4
The City shall coordinate with the county and adjacent jurisdictions to acquire lands to be used as conservation and open space for the purpose of creating a system of resource based recreational trails. To enhance such a trail system, priority shall be given to lands that are adjacent to or by some other means are connected to other lands dedicated for such purposes, especially where such acquisitions create new or enhanced access to water bodies and shorelines.
INTERGOVERNMENTAL COORDINATION

City of St. Augustine Comprehensive Plan
EAR-Based Amendments
Intergovernmental Coordination Element

ICE Goal
The City will continue to coordinate the plans and activities of the City with the plans and activities of other governmental agencies; to ensure that necessary public services are provided in the most effective and efficient manner possible; and ensure that development in one jurisdiction does not degrade the quality of life for residents in adjacent jurisdictions.

ICE Objective 1
The City will coordinate the Comprehensive Plan including future amendments with the Comprehensive Plans of St. Augustine Beach and St. Johns County, the Northeast Florida Strategic Regional Policy Plan, the State of Florida Comprehensive Plan, and the plans of the St. Johns County School Board, the Florida Department of Transportation, the St. Johns River Water Management District and any other agencies providing services but not having regulatory authority over the use of land. The measurable target for this objective is that the City shall follow the procedures established by Chapters 163 and 166 of Florida Statutes and Rule 9J-5 concerning annexations, land use plan amendments and Comprehensive Plan text amendments.

ICE Policy 1.1
The City shall coordinate planning activities mandated by the Comprehensive Plan with the St. Johns River Water Management District, the Northeast Florida Regional Council and any other agency or unit of local government providing services but not having regulatory control over the use of land, not specifically mentioned in these policies, as issues arise requiring such coordination.

ICE Policy 1.2
The City will use ad hoc representatives from St. Johns County and St. Augustine Beach in the City’s various citizen advisory boards and special committees when issues affecting these parties are addressed.

ICE Policy 1.3
The City shall coordinate planning activities mandated by the Comprehensive Plan such as traffic signs and signals, road maintenance, the Bridge of Lions and other traffic related issues with the Florida Department of Transportation.

ICE Policy 1.4
The City shall coordinate planning activities mandated by the Comprehensive Plan related to use of school board property as recreation sites, land use and development plans affecting schools and similar issues with the St. Johns County School Board.
ICE Policy 1.5
The City shall coordinate planning activities mandated by the Comprehensive Plan related to hurricane planning and evacuation, transportation, utilities, mosquito spraying in areas inhabited by the Sweadner's Hairstreak Butterfly, recreation, level of service standards, the Historic Preservation Property Tax Exemption Program and development in areas of the City adjacent to the county with St. Johns County.

ICE Policy 1.6
The City shall continue to use the Intergovernmental Coordination Committee to coordinate the activities of City departments and their respective St. Johns County and St. Augustine Beach counterparts regarding plans or activities that affect waterways under the jurisdiction of more than one local government, such as the Matanzas River, San Sebastian River and Robinson Creek.

ICE Policy 1.7
The City shall coordinate planning activities mandated by the Comprehensive Plan related to recreation, level of service standards and development in areas of the city which are subject to City development regulations and are adjacent to the City of St. Augustine Beach with St. Augustine Beach.

ICE Objective 2
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 of 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.

ICE Objective 3
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.

ICE Policy 3.1
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.
ICE Policy 3.2
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.

ICE Policy 3.3
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, the City of St. Augustine Beach and the Town of Hastings shall meet jointly to develop mechanisms for coordination.

ICE Policy 3.4
Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

ICE Policy 3.5
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.

ICE Policy 3.6
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.

ICE Policy 3.7
The City shall coordinate the establishment of and any changes to the adopted level of service standards for public facilities with the applicable state, regional or local government or agency having the operational and maintenance responsibility for the facilities. The measurable target for this objective is that the City shall follow the procedures established by Chapters 163 and 166 of Florida Statutes and Rule 9J-5 concerning Comprehensive Plan text amendments related to level of service standards.

ICE Objective 4
The City shall ensure that the impacts of the development intended by the City Comprehensive Plan upon development in St. Johns County and St. Augustine Beach are coordinated with the State of Florida, the Northeast Florida Regional Planning Council, St. Johns County and the City of St. Augustine Beach. The measurable targets for this objective are: [1] the continuing use of the Intergovernmental Committee to address local
issues; and [2] following the DRI process for developments meeting the standards of a DRI.

ICE Policy 4.1
The City will continue to resolve local land use conflicts and annexation issues with other local governments using existing coordinating mechanisms, such as interlocal agreements or the Intergovernmental Coordination Committee. If an agreement is not reached to the mutual satisfaction of all parties involved in the dispute, the City will use the North East Florida Regional Council's (NEFRC) conflict mediation process. The City will use this alternative prior to entering litigation.

ICE Objective 5
St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and by Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall designate new dredge spoil disposal sites as required by Florida Statutes. The measurable target for this objective is the provision of dredge spoil disposal sites as required.

ICE Policy 5.1
St. Augustine is not currently a deep water port, and does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall resolve any conflicts related to the designation of dredge spoil disposal sites as required by Florida Statutes.

ICE Policy 5.2
Although the City has no regulatory jurisdiction over the Anastasia State Recreation area, the City shall coordinate planning activities mandated by the Comprehensive Plan such as activities and development in the Anastasia State Recreation Area, and level of service standards for recreation with the State Division of Parks and Recreation.

ICE Policy 5.3
St. Augustine is not currently a deep water port as defined by Chapter 403.021(a) Florida Statutes and Rule 9J-5.003(32), and therefore does not currently have dredge spoil disposal responsibilities. In the future, if the City does become responsible for dredge spoil disposal, then the City shall coordinate the designation of new dredge spoil disposal sites with the public and the appropriate state and federal agencies as required by Florida Statutes.
CAPITAL IMPROVEMENTS ELEMENT

CI Goal 1
The City shall manage its financial resources to adequately provide public facilities in a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly compact urban growth.

CI Objective 1
Capital improvements will be provided to correct existing deficiencies. The measurable target for this objective is the status of public facilities for which level of service standards have been adopted.

CI Policy 1.1
The City shall fund expenditures for capital improvements to support the requirements identified in the other elements of this plan as follows:

a. Projects costing $25,000 or more shall be included in the Five-year Schedule of Capital Improvements of this element, which shall be incorporated by reference only and adopted annually pursuant to 163.3187(1)(f), Florida Statutes, in conjunction with the annual capital budget;

b. Projects costing less than $25,000 shall be included in the annual capital budget;

c. The City shall seek grants or private funds whenever available to finance capital improvements;

d. The City shall consider the use of impact fees to finance capital improvements; and

e. The City shall consider the use of revolving funds to finance capital improvements and property acquisition.

CI Policy 1.2
Local capital improvements projects shall be evaluated according to the requirements established by the other elements of the comprehensive plan and consideration of the following criteria:

a. Whether the project is needed to protect public health and safety by eliminating or reducing existing or potential public hazards;
b. Whether the project corrects existing deficiencies in public facilities by providing current levels of service standards to existing developed areas;

c. Whether the project represents a logical extension of facilities and services within the water and sewer service;

d. Whether the project increases the efficiency of existing facilities or achieves full use of existing facilities, thus reducing future capital improvements costs;

e. Whether the project supports or subsidizes the pattern of development intended by the Future Land Use Map (FLUM), consistent with both the FLUM and projected growth patterns of the jurisdiction into which the facility is being extended;

f. Whether the project is financially feasible for the city considering debt ratio limits and bond covenant requirements;

g. Whether the project is in harmony with the plans of the Florida Department of Transportation, St. Johns River Water Management District, or any other state agency providing facilities or services in the city; and

h. Whether the project will result in adequate facilities support anticipated future development and redevelopment at the adopted level of service standards.

CI Objective 2
The City will limit capital expenditures for public facilities in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series, but will place no limitation on expenditures in those areas that enhance or restore natural resources. The measurable target for this objective is the location and purpose of capital expenditures.

CI Policy 2.1
The City will not expend public funds on capital improvements to subsidize development in Coastal High Hazard Areas as indicated on the Coastal High Hazard Area Map adopted as part of the Future Land Use Map series. The City will expend public funds on capital improvements to correct existing facility deficiencies. For the purpose of this policy, capital improvement means physical assets constructed or purchased to provide, improve or replace a public facility and which are large scale and high in cost. The City will place no limit on expenditures in those areas intended to enhance or restore natural resources.
CI Policy 2.2
The coastal high-hazard area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

CI Objective 3
The City shall not issue or approve development orders or land use plan amendments unless the present or projected availability of financial resources is sufficient to maintain the adopted levels of service standards for all public facilities needed to support the development, including existing and projected facility needs. All capital improvement facilities needed to support the development, and associated present and projected availability of financial resources shall be incorporated into the Five-Year Schedule of Capital Improvement according to CI Policy 1.1.

CI Policy 3.1
“Concurrency” means that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur.

“Concurrency Management System” means the procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

CI Policy 3.2
The City adopts the following levels of service standards based on the requirements of the other elements of the comprehensive plan. These levels of service standards are included in the City Code.

CI Policy 3.3
Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.

CI Policy 3.4
Consistent with the public welfare, and except as otherwise provided in this section, parks and recreation facilities to serve new development shall
be in place or under actual construction no later than 1 year after issuance by the local government of a certificate of occupancy or its functional equivalent.

**CI Policy 3.5**
Consistent with the public welfare, and except as otherwise provided in this section, transportation facilities needed to serve new development shall be in place or under actual construction within 3 years after the local government approves a building permit or its functional equivalent that results in traffic generation.

**CI Policy 3.6**
By December 1\textsuperscript{st} of each year, the City shall adopt a financially feasible 5-year schedule of capital improvements (i.e. Capital Improvements Program).

**CI Objective 4**
Future development will pay all proportional costs to maintain existing adopted level of service standards for public facilities. The proportionate costs will include the impact of the individual development upon the facility and services. The measurable target for this objective is that new development will continue to be assessed the proportionate costs of providing services.

**CI Policy 4.1**
The City shall continue to charge new development a flow proportionate share of the actual construction costs of the City's water and wastewater treatment plants and any required improvements or extensions to the existing distribution system. The City will reevaluate these charges annually to ensure that new development continues to pay a flow proportionate share of the cost of the capital facilities built to provide services.

**CI Policy 4.2**
The availability of utilities to support development orders issued before the adoption of this plan shall continue to be ensured because the City shall continue to permanently reserve facility capacity for development at the time that the flow proportionate share of the costs of providing utilities to the development is paid to the City.

**CI Objective 5**
The City will manage its fiscal resources to ensure the provision of needed capital improvements to provide improvements to public facilities identified in the other elements of the City’s Comprehensive Plan, and to provide required public facilities to support previously issued development orders.
and future development. The measurable target for this objective is that the City's capital expenditures are less than or equal to revenues available for capital expenditures.

**CI Policy 5.1**
The City shall limit the maximum ratio of outstanding capital indebtedness to no more than 10% of the property tax base.

**CI Policy 5.2**
The City shall implement a five-year capital improvement program and annual capital budget as a part of its budgeting process.

**CI Policy 5.3**
The City shall continue to provide renewal and replacement funds as required by bond covenants to maintain existing level of service standards for sanitary sewer and potable water. The priorities for replacement and renewal of capital facilities shall be as established in CI Policy 1.3.

**Potable Water**
The City will provide a water system level of service consisting of a minimum of 220 gallons per day per dwelling unit at a minimum pressure of 20 psi.

**Recreation and Open Space**

Recreation Development Standards (Not Adopted for Concurrency)

<table>
<thead>
<tr>
<th>Facility</th>
<th>Level of Service Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basketball court</td>
<td>1.00 per 1,000 persons</td>
</tr>
<tr>
<td>Softball field</td>
<td>0.50 per 1,000 persons</td>
</tr>
<tr>
<td>Soccer field</td>
<td>0.17 per 1,000 persons</td>
</tr>
<tr>
<td>Football field</td>
<td>0.17 per 1,000 persons</td>
</tr>
<tr>
<td>Play field</td>
<td>0.17 per 1,000 persons</td>
</tr>
<tr>
<td>Tennis court</td>
<td>0.83 per 1,000 persons</td>
</tr>
<tr>
<td>Volleyball court</td>
<td>0.20 per 1,000 persons</td>
</tr>
<tr>
<td>Picnic table</td>
<td>2.50 per 1,000 persons</td>
</tr>
<tr>
<td>Gym</td>
<td>1.0 per 1,000 persons</td>
</tr>
<tr>
<td>Boat ramp</td>
<td>0.14 per 1,000 persons</td>
</tr>
<tr>
<td>Swimming pool</td>
<td>0.07 per 1,000 persons</td>
</tr>
<tr>
<td>Golf course</td>
<td>0.02 per 1,000 persons</td>
</tr>
</tbody>
</table>

Concurrency Level of Service Standards

<table>
<thead>
<tr>
<th></th>
<th>Level of Service Standard</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Parks</td>
<td>5.0 acres per 1,000 persons</td>
</tr>
<tr>
<td>Community Parks</td>
<td>1.0 acres per 1,000 persons</td>
</tr>
<tr>
<td>Neighborhood Parks</td>
<td>0.8 acres per 1,000 persons</td>
</tr>
</tbody>
</table>

**Sanitary Sewer**
A minimum of 220 gallons per day per dwelling unit.

**Solid Waste**

The ability to dispose of 4.0 pounds of solid waste per day per capita.

**Stormwater Management**

The minimum Level of Service Standard (LOS) for the Municipal Stormwater Management System is based on the 10-year, 1-hour storm event, which equals 3.1-inches of rainfall for the duration of the event.

**Traffic Circulation**

The City adopts the following level of service standards for traffic circulation.

<table>
<thead>
<tr>
<th>Facility</th>
<th>Average Daily Traffic</th>
<th>Peak Hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local roadway</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Collector</td>
<td>D</td>
<td>D</td>
</tr>
<tr>
<td>Minor Arterial</td>
<td>D</td>
<td>E</td>
</tr>
<tr>
<td>Principal Arterial</td>
<td>C</td>
<td>D</td>
</tr>
<tr>
<td>Limited Access Facility</td>
<td>D</td>
<td>D</td>
</tr>
</tbody>
</table>

The minimum acceptable level of service on all county and City roads is level of service D peak hour.

**PUBLIC SCHOOL FACILITIES**

CI Goal 2: Capital Facilities Planning For School Concurrency

**Objective 6**

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

**Policy 6.1:** Consistent with the Interlocal Agreement, the uniform, district-wide level of service standards are initially set as the 100% of 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 City’s Infrastructure 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:

<table>
<thead>
<tr>
<th>School Type</th>
<th>Design Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Elementary (K-5)</td>
<td>700</td>
</tr>
<tr>
<td>New Middle (6-8)</td>
<td>1,000</td>
</tr>
<tr>
<td>New K-8</td>
<td>1,000</td>
</tr>
<tr>
<td>New High (9-12)</td>
<td>1,500</td>
</tr>
</tbody>
</table>

**Policy 6.2:** 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.

**Policy 6.3:** 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.

**Policy 6.4:** The City hereby adopts by reference the 2010-2011 through 2014-2015 District Facilities Work Plan, approved by the St. Johns County School Board on September 14, 2010. By December 1st of each year, the public school facilities program shall annually update the Work Plan reflecting the School District’s financially feasible Work Plan, to ensure maintenance of a financially feasible Capital Improvements Program and to ensure that 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.
## Transportation and Drainage Improvements

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Description</th>
<th>FY 09/10 Amount</th>
<th>Funding Source</th>
<th>FY 10/11 Amount</th>
<th>Funding Source</th>
<th>FY 11/12 Amount</th>
<th>Funding Source</th>
<th>FY 12/13 Amount</th>
<th>Funding Source</th>
<th>FY 13/14 Amount</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Riberia Street Phase I</td>
<td>Street Widening; Storm Water Drainage Imp.; Sidewalk Installation</td>
<td>$2,000,000</td>
<td>CRA</td>
<td>$1,100,000</td>
<td>CRA</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Sanitary Sewer and Potable Water Improvements

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Description</th>
<th>FY 09/10 Amount</th>
<th>Funding Source</th>
<th>FY 10/11 Amount</th>
<th>Funding Source</th>
<th>FY 11/12 Amount</th>
<th>Funding Source</th>
<th>FY 12/13 Amount</th>
<th>Funding Source</th>
<th>FY 13/14 Amount</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>R&amp;R Projects</td>
<td>Infrastructure repair; I&amp;E eradication</td>
<td>$400,000</td>
<td>R&amp;R Funds</td>
<td>$400,000</td>
<td>R&amp;R Funds</td>
<td>$450,000</td>
<td>R&amp;R Funds</td>
<td></td>
<td></td>
<td></td>
<td>U. Bonds</td>
</tr>
<tr>
<td>WTP RO Expansion</td>
<td>Capacity Upgrade</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$9,500,000</td>
<td>R&amp;R Funds</td>
<td></td>
<td>U. Bonds</td>
</tr>
</tbody>
</table>

## Parks and Recreation Improvements

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Description</th>
<th>FY 09/10 Amount</th>
<th>Funding Source</th>
<th>FY 10/11 Amount</th>
<th>Funding Source</th>
<th>FY 11/12 Amount</th>
<th>Funding Source</th>
<th>FY 12/13 Amount</th>
<th>Funding Source</th>
<th>FY 13/14 Amount</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whispering Creek</td>
<td>Park Improvements</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$50,000</td>
<td>Private</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

## Other Improvements

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Project Description</th>
<th>FY 09/10 Amount</th>
<th>Funding Source</th>
<th>FY 10/11 Amount</th>
<th>Funding Source</th>
<th>FY 11/12 Amount</th>
<th>Funding Source</th>
<th>FY 12/13 Amount</th>
<th>Funding Source</th>
<th>FY 13/14 Amount</th>
<th>Funding Source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sidewalk Program</td>
<td>Improvement; Replacement; Capacity Upgrades</td>
<td>$100,000</td>
<td>General</td>
<td>$100,000</td>
<td>General</td>
<td>$100,000</td>
<td>General</td>
<td>$100,000</td>
<td>General</td>
<td>$100,000</td>
<td>General</td>
</tr>
</tbody>
</table>

General: City General Fund  
CRA: Community Redevelopment Agency Fund  
U. Bonds: Utility Revenue Bonds  
R & R: Utility Renewal and Redevelopment Fund  
Private: Private Funding via City
Historic Preservation Element

**HP Goal**
Maintain and enhance the historic integrity and ambiance within the City of St. Augustine while encouraging economic growth and the identification, preservation, continued use and adaptive reuse of existing historic structures.

**HP Objective 1**
Continue to identify and preserve historic neighborhoods. The measurable targets for this objective are: [1] that the Town Plan continues to be listed on the National Register of Historic Places as a National Landmark; [2] that the Model Land Company Subdivision, the Abbot Tract Subdivision, Lincolnville–North City and the Fullerwood Park District continue to be listed on the National Register of Historic Places; and [3] that other deserving neighborhoods such as Lighthouse Park, Kingsland Addition, D. H. Cherry Subdivision, Rohde Addition, Masters Tract, Garnett Addition and Nelmar Terrace be nominated to the National Register of Historic Places.

**HP Policy 1.1**
Maintain the present street pattern and restore colonial street widths where practical in the area bounded by Orange, Cordova, and St. Francis Streets and the bay front.

**HP Policy 1.2**
Maintain the current thirty-five foot height limit on construction within the locally designated historic preservation zoning districts and National Register Districts.

**HP Policy 1.3**
The Architectural Guidelines for Historic Preservation (AGHP), as amended from time to time by the City Commission, included by reference as part of the City Code shall continue to contain the specific architectural development guidelines for all of the architectural styles represented in the city, and shall continue to be used as the standard for review for: new construction, additions, renovations, and adaptive reuse, parking lots, signs, landscape materials and features, fences and walls, demolitions and relocations in the locally designated historic preservation districts. Amendments to the AGHP shall require an advertised public hearing before the Historic Architectural Review Board (HARB) with recommendation to the City Commission, an advertised public hearing before the Planning and Zoning Board (PZB) with recommendation to the City Commission, and two (2) advertised public hearings before the City Commission prior to consideration of approval. Said public hearings before the City Commission shall be scheduled with at least thirty (30)
days between public hearings, and all public hearings shall be advertised as a display advertisement in a newspaper of general circulation and not in the legal section of the newspaper.

**HP Policy 1.4**
The City shall prohibit the use of roadways other than King Street, Cordova Street, Cathedral Place, Avenida Menendez and the Bridge of Lions in the area of the City of St. Augustine National Register District as arterials in the State highway system.

**HP Policy 1.5**
When new streets are named or existing streets are renamed, consideration should be given to well-known historic people associated with St. Augustine's past. Examples include novelists Marjorie Kinnan Rawlings and Zora Neal Hurston; generals John Schofield, Martin D. Hardin and Edwin Kirby Smith; civil rights leaders Fred Watersway and Dr. R.B. Hayling; and architects James Renwick, Andrew Jackson Davis, Robert Mills, Franklin W. Smith, John M. Carrere and Thomas Hastings (Existing).

**HP Policy 1.6**
The City shall continue to nominate qualified neighborhoods to the National Register of Historic Places as staff time and budget constraints permit, subject to the approval of the residents in the neighborhoods.

**HP Policy 1.7**
The City shall continue to implement the streetscape design guidelines which establish guidelines for appropriate street and sidewalk surfaces, street furniture, street lights, and similar municipal appurtenances in the locally designated historic preservation zoning districts when existing fixtures are repaired or replaced by the City.

**HP Policy 1.8**
The City shall continue to enforce the provisions of Chapter 28 of the City Code pertaining to demolitions. Demolitions of structures which are in a locally designated historic preservation zoning district or which are listed on the Master Site File shall be approved by the Historic Architectural Review Board. Demolitions of structures through the City's building abatement program which are in a locally designated historic preservation zoning district or which are listed on the Master Site File shall be approved by the Historic Architectural Review Board. Demolition of any Colonial Period (1563-1821) structure shall be approved by the Historic Architectural Review Board. In all cases, the Master Site File form and a structural condition survey from a qualified individual clearly indicating the condition of the structure and its potential for rehabilitation shall be
presented to and considered by the board or commission in determining whether or not to approve the demolition.

**HP Policy 1.9**
All traffic control signs, traffic signals, transformers, switching gear and related accessory equipment to be installed in the public right-of-way in locally designated historic preservation zoning districts shall be approved by the Historic Architectural Review Board.

**HP Policy 1.10**
New electrical, telephone and cable television wires and related equipment to be installed in locally designated historic preservation zoning districts shall be installed underground wherever possible.

**HP Objective 2**
Continue to identify and preserve archaeological resources. The measurable target for this objective is the number of archaeological investigations conducted as required by the City's archaeology program.

**HP Policy 2.1**
Continue to enforce the City's archaeological program contained in Chapter 6 of the City Code. The intent of the City's archaeological program is to document those archaeological remains that will be subject to disturbance from construction activities. The aims are to understand the nature of the remains that are buried on the site, how those remains will be impacted by construction, and to recover as much information as possible prior to and during construction so that the site’s archaeological heritage is not lost. These aims are integrated with research goals which are intended to address issues concerning St. Augustine’s growth, development, ethnic affiliations and interactions, and cultural history.

**HP Policy 2.2**
The City shall continue to maintain laboratory and curation facilities to support the City's archaeology program.

**HP Policy 2.3**
The City shall nominate archaeological sites to the National Register of Historic Places if and when, in the professional judgment of the City archaeologist, archaeological sites of sufficient significance to merit nomination are discovered.

**HP Objective 3**
Continue to identify, preserve and encourage the adaptive reuse of historic structures in all areas of the City. This objective is implemented by HP Policies 1.3, 1.4, 3.8, 3.11, 3.12, A, D and E and Housing Policies 4.1 and 4.5. The measurable targets for this objective are: [1] conditions of the
buildings listed on the Master Site File; [2] the number of demolitions of buildings listed on the Master Site File; [3] the number and condition of buildings individually listed on the National Register; [4] the number and condition of contributing buildings to the City’s National Register Districts; and [5] the number of buildings rehabilitated qualifying for the Historic Preservation Property Tax Exemption program. Building conditions are as measured during the land use and building condition survey conducted every five years.

**HP Policy 3.1**
Restoration of the Cubo defense line on public lands shall be incorporated into City park planning as the City plans for the development of individual sites identified in the Recreation and Open Space Element.

**HP Policy 3.2**
The City shall continue to award plaques to buildings or sites that possess significant historic or architectural qualities according to locally established criteria.

**HP Policy 3.3**
The City shall continue to provide and maintain landscaping, street lights, and similar municipal appurtenances in the public rights-of-way along San Marco Avenue, King Street, Ponce de Leon Boulevard and Anastasia Boulevard to provide an aesthetically pleasing streetscape which will encourage the maintenance, use and adaptive reuse of existing buildings.

**HP Policy 3.4**
The City shall continue to encourage the rehabilitation and adaptive reuse of historic buildings through the Historic Preservation Property Tax Exemption Program adopted pursuant to Sections 196.1997 and 196.1998 Florida Statutes.

**HP Policy 3.5**
The City shall continue to provide special inspections for homeowners and developers upon request. These special inspections are intended to help determine the condition of a structure after a fire or in the event that the owner is considering rehabilitation of the structure.

**HP Policy 3.6**
The City shall make *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* and similar technical publications available on request to property owners or developers interested in rehabilitating historic structures.
**HP Policy 3.7**

Maintain existing procedures contained in Chapter 28 of the City Code requiring a Certificate of Appropriateness from the Historic Architectural Review Board before a building permit is issued for construction activities within the locally designated historic preservation zoning districts.

**HP Policy 3.8**

Continue to involve the St. Augustine Historical Society in developing and updating guidelines and development regulations related to historic preservation.
ST. JOHNS COUNTY PUBLIC SCHOOL FACILITIES ELEMENT

GOAL 1: COORDINATE AND MAINTAIN HIGH QUALITY EDUCATION SYSTEM
St. Johns County/the City of St. Augustine/the City of St. Augustine Beach/the Town of Hastings shall collaborate and coordinate with the St. Johns County School District (School District) and other local government entities to ensure high quality public school facilities which meet the needs of St. Johns County’s existing and future population.

Objective 1.1: Coordination and Consistency
The County/City/Town shall establish coordination and review procedures to ensure consistency of the County/City/Town Comprehensive Plan with the plans of the School District, County and municipalities within the County.

Policy 1.1.1: Pursuant to the St. Johns Interlocal Agreement (executed on May 30, 2008), the legislative bodies of the City of St. Augustine/City of St. Augustine Beach/Town of Hastings will meet with the School District on an annual basis, as needed.

Policy 1.1.2: In implementing the goals and criteria described in Section 14 of the Interlocal Agreement, the County/City/Town and the School District shall coordinate and base their plans upon consistent projections of the amount, type and distribution of population growth and student enrollment. Countywide or city-wide five-year population and student enrollment projections shall be revised annually and be provided early in the year at a staff working group meeting, as required by the Interlocal Agreement.

Policy 1.1.3: Pursuant to the Interlocal Agreement, on a regular basis, and at a minimum annually, the County/City/Town shall provide the School District with information on growth and development trends within their respective jurisdictions.

Policy 1.1.4: At the time of adoption of the Public School Facilities Element, each local government within St. Johns County shall develop a report of projects not subject to school concurrency.

Objective 1.2: Public School Facility Siting and Availability
The County/City/Town shall coordinate with the School District on the planning and siting of new public schools to ensure school facilities are coordinated with necessary services and infrastructure and are compatible and consistent with the Comprehensive Plan.
Policy 1.2.1: Schools may be permitted in the Residential Low Density Mixed Use, Residential Medium Density and Residential Medium Density Mixed Use land use districts.

Schools may be permitted in Residential Low Density 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 District and the City based on principles and guidelines.

Policy 1.2.2: The County/City/Town and School District will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation, expansion or closure of an existing school, and will enter into a written agreement as to the timing, location, and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 1.2.3: The County/City/Town shall coordinate with the School District to ensure that future school facilities are located outside areas susceptible to hurricane and/or storm damage and/or areas prone to flooding, or as consistent with Chapter 1013, F.S. and Rule 6A2, F.A.C., regarding flood plain and school building requirements.

Policy 1.2.4: The County/City/Town shall protect schools from the intrusion of incompatible land uses by providing the School District representatives the opportunity to participate in the review process for all proposed developments adjacent to schools.

Objective 1.3: Enhance Community Design
The County/City/Town shall enhance community and neighborhood design through effective school facility design and siting standards and encourage the siting of school facilities so they serve as community focal points and so that they are compatible with surrounding land uses.

Policy 1.3.1: The County/City/Town shall collaborate with the School District on the siting of County/City/Town facilities such as parks, libraries, and community centers near existing or planned public schools, to the extent feasible.

The County/City/Town will look for opportunities to collocate and share use of County/City/Town facilities when preparing updates to the Comprehensive plan’s schedule of capital improvements and when planning and designing new, or renovating existing, community facilities.
Policy 1.3.2: The County/City/Town will have the lead responsibility for providing sidewalks along the frontage of preexisting development within the two mile distance, in order to ensure continuous pedestrian access to public schools. Priority will be given to cases of hazardous walking conditions pursuant to Section 1006.23, Florida Statutes. Specific provisions for constructing such facilities will be included in the Capital Budget adopted each fiscal year.

Policy 1.3.3: When applicable, the County/City/Town will continue to coordinate efforts with the St. Johns County School District to build new school facilities, and facility rehabilitation and expansions designed to serve as and provide emergency shelters as required by Section 1013.372, Florida Statutes.

Objective 1.4: Coordinate Land Use with School Capacity

It is the objective of St. Johns County/the City of St. Augustine/the City of St. Augustine Beach/the Town of Hastings to coordinate petitions for changes to future land use, zoning, and developments of regional impact for residential development with adequate school capacity.

This objective will be accomplished recognizing the School District’s statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County/City/Town’s authority for land use, including the authority to approve or deny petitions for comprehensive plan amendments, rezonings or final subdivision and site plans that generate students and impact the St. Johns County school system.

Policy 1.4.1: The County/City/Town will take into consideration the School District comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendment, and other land use decisions including developments of regional impact, as provided for in s. 163.3177(6)(a), F.S.

Policy 1.4.2: Amendments to the Future Land Use Map will be coordinated with the School District and the Public School Facilities Planning Maps.

GOAL 2: IMPLEMENT PUBLIC SCHOOL CONCURRENcy

The County/City/Town shall assure the future availability of public school facilities to serve new development consistent with the adopted level of service standards. This goal will be accomplished recognizing the School District’s statutory and constitutional responsibility to provide a uniform system of free and adequate public schools, and the County/City/Town’s authority for land use, including the authority to approve or deny
comprehensive plan amendments, rezonings or other development orders that generate students and impact the County’s school system.

The City shall provide and maintain, in a timely and efficient manner, adequate public facilities for both existing and future populations, consistent with available financial resources.

Objective 2.1: Level of Service Standards
The County/City/Town, through implementation of its concurrency management system and in coordination with the St. Johns County School District shall ensure that the capacity of schools is sufficient to support residential subdivisions and site plans at the adopted level of service (LOS) standards within the period covered by the 5-year schedule of capital improvements and the long range planning period. Each year of the five year plan will be evaluated to ensure that it meets the level of service standards. These standards shall be consistent with the Interlocal Agreement agreed upon by the School District, and the local governments within St. Johns County. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements or school capacity is maximized to the greatest extent feasible.

Policy 2.1.1: The LOS standards set forth herein shall be applied consistently by all the local governments within St. Johns County and by the School District district-wide to all school of the same type.

Policy 2.1.2: 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/Town’s public facilities elements 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 not be used for a period 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:

<table>
<thead>
<tr>
<th>Design Type</th>
<th>Design Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Elementary (K-5)</td>
<td>Design Capacity of 700</td>
</tr>
<tr>
<td>New Middle (6-8)</td>
<td>Design Capacity of 1000</td>
</tr>
</tbody>
</table>
New K-8 Design Capacity of 1000
New High (9-12) Design Capacity of 1500

Policy 2.1.3: Modification of the adopted Level of Service standards shall only be accomplished through an amendment in each local government comprehensive plan. The procedure for proposing a change to the adopted Level of Service standards shall follow the process outlined in Section 9 of the Interlocal Agreement. The amended level of service standard shall not be effective until all plan amendments are effective and the amended Interlocal Agreement is fully executed. No level of service standard shall be amended without a showing that the amended level of service standard is financially feasible, supported by adequate data and analysis, and can be achieved and maintained within the five years of the Capital Facilities Plan.

Objective 2.2: Concurrency Service Areas
The County/City/Town shall establish School Concurrency Service Areas (CSA), as the area within which an evaluation is made of whether adequate school capacity is available based on the adopted level of service standards.

Policy 2.2.1: The concurrency service areas shall be less than districtwide and shall be established and documented in the data and analysis support documents for the Public School Facilities Element (PSFE) and a map of the concurrency service areas shall be provided in the data and analysis.

Policy 2.2.2: If, in the future, one or more parties to the Interlocal Agreement desire to utilize a different method of determining concurrency service areas other than the School District high school attendance zone boundaries, the proposed modifications shall be submitted as provided in Section 9 of the Interlocal Agreement. Use of different criteria for determining concurrency service areas shall be agreed by the County, Cities, Town and School District and will be documented as data and analysis in each Public School Facilities Element, and shall require an amendment in each local government comprehensive plan, and modification of the Interlocal Agreement. The amended concurrency service area shall not be effective until the amended Interlocal Agreement is fully executed and comprehensive plan amendments are in effect. No concurrency service area shall be amended without a showing that the amended concurrency service area boundaries are financially feasible and can be achieved and maintained within the five years of the capital facilities plan.

Policy 2.2.3: Concurrency service areas shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the
level of service standards, taking into account minimizing transportation costs, limiting maximum student travel times, the effect of desegregation plans, achieving socio-economic, racial and cultural diversity objectives, and recognizing the capacity commitments resulting from the local governments’ within St. Johns County’s development approvals for the CSA and for contiguous CSAs.

Concurrency service areas shall be designed so that the adopted level of service will be able to be achieved and maintained within the five years of the capital facilities plan, and so that the five year capital facilities plan is financially feasible.

**Objective 2.3: Process for School Concurrency Implementation**

In coordination with the School District, the County/City/Town will establish a process for implementation of school concurrency which includes applicability and capacity determination and availability standards, and school capacity methods. The County/City/Town shall manage the timing of residential subdivision approvals and site plans to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency.

**Policy 2.3.1:** Development approval shall be issued for residential development only if adequate school capacity exists or will be under actual construction within three (3) years.

**Policy 2.3.2:** School concurrency applies only to residential development or a phase of residential development requiring a site plan, final subdivision approval, or the functional equivalent, proposed or established after the effective date of the PSFE.

**Policy 2.3.3:** The County/City/Town may approve a concurrency application earlier in the approval process, such as the time of rezoning, preliminary subdivision or site plan approval. The School District must approve the concurrency determination, allocations of capacity, and proportionate share mitigation commitments, as provided herein.

**Policy 2.3.4:** The following residential development shall be considered exempt from the school concurrency requirements:

- a. Developments of Regional Impact (DRIs) for which a development order has been issued prior to the effective date of SB 360 or for which a development of regional impact application was submitted prior to May 1, 2005.

- b. Single family lots of record existing prior to the effective date of the PSFE.
c. Any residential development that has site plan, final subdivision approval, or the functional equivalent prior to the effective date of the PSFE, but only to the extent of the number of residential units that had such approval prior to the effective date of the PSFE.

d. Amendments to residential development approvals, which have received site plan, final subdivision approval, or the functional equivalent prior to the effective date of the PSFE, and which do not increase the number of residential units or change the type of residential units proposed.

e. Age restricted development that are subject to deed restrictions prohibiting the permanent occupancy of residents under the age of eighteen (18). Such deed restrictions must be recorded and must be irrevocable for a period of at least thirty (30) years.

f. Group quarters including residential type of facilities such as local jails, prisons, hospitals, nursing homes, bed and breakfast, motels and hotels, temporary emergency shelters for the homeless, adult halfway houses, firehouse dorms, college dorms exclusive of married student housing, and religious non-youth facilities.

**Policy 2.3.5:** The uniform methodology for determining if a particular school is overcapacity shall be determined by the School District and adopted into the County, Cities and Town’s public school facilities element. The School District hereby selects the permanent FISH capacity based on utilization rate as the uniform methodology for existing schools. The School District hereby selects the design capacity for future schools.

**Policy 2.3.6:** The County/City/Town shall only issue a concurrency approval for a subdivision plat or site plan for residential development where:

a. The School District’s findings indicate adequate school facilities will be in place or under actual construction in the affected concurrency service area (CSA) within three (3) years after the issuance of the subdivision plat or site plan for each level of school;

b. Adequate school facilities are available in an adjacent CSA or under actual construction within three (3) years and the impacts of development shall be shifted to that area. If capacity exists in more than one CSA or school within a CSA, the School District shall determine where the impact shall be shifted; or

c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to
be created by the actual development of the property subject to the final plat or site plan, as provided in this element.

d. In the event that there is not sufficient capacity in the affected concurrency service area or an adjacent concurrency service area, the developer shall also have the option to delay approval to a date when capacity and level of service can be assured.

Objective 2.4: Proportionate Share Mitigation
If the development opts not to delay approval, the County/City/Town shall allow development to pay a proportionate cost of facility improvements needed as a result of that development in order to maintain adopted LOS standards and receive development approval.

Policy 2.4.1: In the event that there is not sufficient capacity in the affected concurrency service area or the adjacent concurrency service area, proportionate share mitigation shall be required to address the impacts of the proposed development. The developer shall also have the option to be delayed to a date when capacity and level of service can be assured.

Policy 2.4.2: The County/City/Town will allow mitigation alternatives that are financially feasible and will achieve and maintain the adopted level of service standard consistent with the adopted School District’s financially feasible Work Program.

Policy 2.4.3: In the event that the proportionate share mitigation option is selected, the mitigation shall be negotiated and agreed to by the School District, developer and the affected local government entity and shall be sufficient to offset the demand for public school facilities projected to be required by the development. Acceptable forms of mitigation shall include:

- School construction
- Contribution of land
- Expansion of existing permanent school facilities subject to the expansion being less than or equal to the level of service set for a new school of the same category.
- Payment for construction and/or land acquisition
- Establishment of a Charter School with facilities constructed in accordance with the State Requirements for Educational Facilities (SREF).
• Mitigation banking based on the construction of a public school facility in exchange for the right to sell capacity credits. Capacity credits shall be sold only to developments within the same concurrency service area or an adjacent concurrency service area.

• Educational Facilities Benefit Districts

**Policy 2.4.4:** Any mitigation agreed to by the School District, developer and affected local government entity shall:

• be allocated toward a permanent school capacity improvement identified in the School District’s financially feasible Five Year Facilities Work Plan which satisfies the demands created by the proposed development.

• be proportionate to the demand projected to be created by the proposed development.

• be executed by a legally binding agreement between the School District, the developer and the affected local government entity. The agreement shall include the terms of mitigation, including the amount, nature and timing, the amount and timing of any impact fee credits and the developers’ commitment to continuing renewal of the agreement upon its expiration.

Any required amendments to the Five Year Facilities Work Plan shall be included in the next update and adoption cycle.

Relocatables shall not be accepted as a means of proportionate share mitigation.

**Policy 2.4.5:** Mitigation shall be directed to projects on the School District's financially feasible Work Plan that the School District agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School District, the County/City/Town and the applicant executed prior to the issuance of the subdivision plat or the site plan. If the School District agrees to the mitigation, the School District must commit in the agreement to placing the improvement required for mitigation on its Work Plan. This development agreement shall include the landowner’s commitment to continuing renewal of the development agreement upon its expiration.

**Policy 2.4.6:** The amount of mitigation required for each school level shall be determined by using the following formula:
(\# of housing units by type) \times (student generation rate by geographic location and type of unit) \times (generation rate by student level) \times (student station cost adjusted to local costs and land value) - applicable credits = proportionate share mitigation amount

This calculation should be repeated for all student levels, i.e. elementary, middle, and high school.

Pursuant to Section 163.3180(13)(e)(2), F.S., the applicant’s proportionate-share mitigation obligation shall be credited toward any other impact or exaction fee imposed by local ordinance for the same need, on a dollar-for-dollar based, at fair market value.

**Policy 2.4.7:** The student generation rates used to determine the impact of a particular development application on public schools, and the costs per student station are to be established annually by the School District. The student generation rates shall be reviewed and updated every year in accordance with professionally accepted methodologies.

**Objective 2.5: Capital Facilities Planning**

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

**Policy 2.5.1:** The County/City/Town 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.

**Policy 2.5.2:** The City, in coordination with the School District, shall annually update, by December 1st of each year, the Total Revenue Summary and Project Tables, adopted by the School District no later than October 1st of each year, 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. Each year the Capital Improvements Plan will be evaluated to ensure that it meets these standards.

**Policy 2.5.3:** Consistent with Section 163.3177(12)(h), F.S., the future condition maps showing existing and anticipated schools over the five-year or long term planning period are hereby adopted. The maps of necessity may be general over the long-term planning period and do not prescribe a land use on a particular piece of land.