

City of St. Augustine Comprehensive Plan 2040

Future Land Use Element Goals, Objectives and Policies

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

July 2020

Future Land Use Element

Goals, Objectives and Policies

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

Future Land Use Summary

The Future Land Use Element must designate the proposed future general distribution, location, and extent of the uses of land. The Future Land Use Element must also include standards for the densities and intensities of each defining land use category. To this end, the Future Land Use Element contains both a series of maps to depict the future land use pattern and a set of Goals, Objectives and Policies to fulfill the land use plan.

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

Order of Issues and Page References

Natural Resources	1-4
Facilities and Services	5-7
Historic Resources	8-11
Hazard Planning	12-13
Urban Sprawl	14-16
Plan Implementation	17-27
Preserving Sense of Place	28-29
Economic Development	30

Future Land Use Element

Goals, Objectives and Policies

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

Overall Goal

Ensure that the character, density, intensity and location of all land uses provide a system for orderly growth and development that achieves a balanced natural, physical and economic environment to enhance the quality of life for all residents of the City of St. Augustine.

FLUE Goal 1 Natural Resources

Preserve and protect the City's natural resources by establishing a pattern of development that is harmonious with the City's natural environment.

FLUE Objective 1.1

The City shall coordinate future land uses with the appropriate topography and soil conditions to conserve, appropriately use and protect the land and resources.

FLUE Policy 1.1.1

The City shall use the latest version of the Flood Insurance Rate Maps (FIRM) promulgated by the Federal Emergency Management Agency (FEMA) to determine the location of the 1% or 100-year floodplain and flood prone areas in the City. The City shall provide specifications for regulating development and land use activities within these areas within the Land Development Code (LDC). These specifications will include:

- Development within the FEMA 1% or 100-year flood hazard zone is to be constructed so that the lowest floor elevation is at least one foot above the base flood elevation as established by the FEMA Flood Insurance Rate Maps;
- Any development within a flood prone area should strive to maintain the natural topography and hydrology of the development site.

FLUE Policy 1.1.2

During the review of requests for plan amendments, topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for the areas to be amended should be considered as part of the plan amendment process.

FLUE Policy 1.1.3

The development and significance of topography, vegetation, wildlife habitat, flood hazard, the 1% or 100-year flood plain and soils for specific development sites will be analyzed and their suitability determined during the review process.

FLUE Policy 1.1.4

It is the intent of the City of St. Augustine to ensure that adequate open space is provided through the following:

- active or passive recreation sites;
- landscaped buffers;
- protected natural resource lands;
- protected environmentally sensitive lands;
- areas devoted to drainage and stormwater retention; and
- landscaping requirements.

FLUE Policy 1.1.5

In an effort to protect and enhance wetlands, surface waters, listed species, natural hydrologic connections, and native vegetation the concept of connected corridors shall be encouraged throughout the City.

FLUE Policy 1.1.6

Any development, including development within a flood prone area, will strive to maintain the natural topography and hydrology of the development site as much as possible and provide for drainage and stormwater management identified in the Infrastructure Element, open space requirements as addressed in the Recreation and Open Space Element, and safe and convenient on-site traffic flow, considering the needed vehicular parking as addressed in the Transportation and Mobility Element.

- Open space requirements will meet the LOS adopted in the Recreation and Open Space Element;
- On-site traffic will consider that adjacent properties provide interconnections to reduce requirements for road trips; and,
- Parking requirements shall be specified in terms of the number of parking spaces outlined in the land development code (LDC).

FLUE Policy 1.1.7

The City shall maintain and enhance the safety and efficiency of the arterial and collector road system and minimize transportation conflicts associated with development by coordinating the driveway permitting process increasing interconnection between adjacent developments and encouraging implementation of the City's mobility plan.

FLUE Policy 1.1.8

Development regulations shall encourage street, pedestrian and open space designs that discourage nonresidential through-traffic in residential neighborhoods, but that encourage energy and time-efficient access points and interconnections between residential areas.

FLUE Policy 1.1.9

All development shall provide for safe, convenient, and appropriately designed traffic circulation on the site, including provisions for needed parking.

FLUE Policy 1.1.10

The development approval process shall ensure that new development and redevelopment is consistent with natural drainage patterns. The approval process shall require appropriate stormwater management systems consistent with the adopted drainage levels of service, natural drainage patterns and soil conditions.

FLUE Policy 1.1.11

The developer/owner of any site shall be responsible for the on-site management of stormwater in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

FLUE Policy 1.1.12

The City shall work with St. Johns County to provide for the protection of potable water wellfields by designating appropriate activities and land uses allowed within wellhead protection areas and environmentally sensitive land to protect these areas from adverse impacts of development.

FLUE Objective 1.2

The City of St. Augustine shall ensure the protection of natural resources through implementing the following policies, and the protection program outlined in the Conservation and Coastal Management Element.

FLUE Policy 1.2.1

The protection of natural resources shall be accomplished by one or more of the following techniques, based on the degree of protection required:

- Limitations on development density and intensity;
- Limitations on building placement, such as required clustering of allowable development on non-sensitive portions of a site;

- Limitations on building coverage or impervious surface coverage;
- Requirements for setbacks and landscaped buffers sufficient to mitigate or eliminate impacts;
- Evaluation of proposed plan amendments to ensure that they do not contribute to urban sprawl and fail to protect natural resources;
- Minimize land use conflicts;
- Achieve flexibility, efficiency, and cost reduction in the provision of services and infrastructure; and
- Reduce natural hazard risks to life and property.

FLUE Policy 1.2.2

The City's determination of the degree of natural resource protection required shall be part of the development application and review process based on the programs outlined in the Comprehensive Plan and adopted in the land development code (LDC) and may result in conditions on development approvals.

FLUE Goal 2 Facilities and Services

Maintain City facilities and services by providing established levels of service for development.

FLUE Objective 2.1

The City shall coordinate future land uses with the availability of facilities and services.

FLUE Policy 2.1.1

As part of the City's permitting process, facilities and services shall meet the established level of service standards and shall be available to serve the impacts of development, or development orders and permits shall be specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

FLUE Policy 2.1.1.1

Public facilities and utilities shall be located to:

- Maximize the efficiency of services provided;
- Minimize their cost;
- Minimize their impacts on the natural environment;
- Encourage compact development.

FLUE Policy 2.1.2

The City shall require new development to provide necessary facilities and services or to pay a fair share of the cost of those facilities and services through fees, special assessments, conveyance of land or easements or pro-rata agreements.

FLUE Policy 2.1.3

The City shall encourage the development of undeveloped pockets and enclaves within developed areas to utilize existing facilities efficiently and reduce urban sprawl.

FLUE Policy 2.1.4

The City shall continue to require developers to provide for the extension of sanitary sewer, potable water and storm drainage systems to serve their development.

FLUE Policy 2.1.4.1:

Within one year of the adoption of the City's Water Supply Plan the City shall require that developers consider alternative forms of water conservation with the provision or extension of sanitary sewer, potable water and storm drainage systems to serve their development.

FLUE Objective 2.2

Development, redevelopment, land use plan amendments and changes to the zoning of a site shall be coordinated with the availability of adequate facilities and services.

FLUE Policy 2.2.1

The City's land use plan shall prioritize infill, redevelopment and mixed-use developments, as well as, compact and contiguous developments within the City of St. Augustine.

FLUE Objective 2.3

The City will maintain a Water Supply Facilities Work Plan that is consistent with the SJRWMD's Regional Water Supply Plan by updating the City's Work Plan within 18 months of an update to the District's Regional Water Supply Plan.

FLUE Policy 2.3.1

As part of the Water Supply Facilities Work Plan the City will explore adopting regulations that would require a developer/owner to determine whether captured or retained runoff could be recycled and reused within the permitted development/project.

FLUE Policy 2.3.2

The City shall continue to cooperate and participate with the FDEO, SJRWMD, or any other regional or local entity in order to plan and develop available water supplies including alternative water supplies to meet future water needs.

FLUE Policy 2.3.3

As part of the City's development review process a written evaluation regarding the availability of potable water and sanitary sewer to serve the proposed development shall be provided; including information about current demand, capacity approved for projects not yet built, the amount of water needed for the growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements projects.

FLUE Policy 2.3.4

As part of the City's evaluation of large scale Future Land Use Map amendments a written evaluation regarding the availability of potable water and sanitary sewer to serve the proposed map amendment shall be provided; including information about current demand, capacity approved for projects not yet built, the amount of water needed for the growth projections for that year, the amount of water withdrawals allowed and remaining through the consumptive use permit, the capacity of available facilities, and any scheduled capital improvements.

FLUE Goal 3 Historic Resources

Promote St. Augustine's distinct character and authenticity by preserving and protecting the City's historic resources including cultural and archaeological resources including identification of new resources and to encourage public and private preservation efforts in the City.

FLUE Objective 3.1

Important historic, cultural and archaeological resources of the City of St. Augustine shall be protected through identification, designation and regulation of development consistent with the degree of protection required for the resource.

FLUE Policy 3.1.1

The City shall continue to evaluate the effectiveness of its historic preservation and archaeological ordinance(s), related to designating and protecting significant historic, cultural and archaeological resources.

FLUE Policy 3.1.2

The City shall continue to identify and inventory sites of historic and cultural significance.

FLUE Policy 3.1.3

The City shall support private, nonprofit groups that endeavor to preserve historic resources and request the assistance of the Florida Department of State, Division of Historical Resources, Bureau of Historic Preservation, in identifying sources of funding and programs as a means to identify, designate, protect and preserve archaeological sites and historic resources in St. Augustine.

FLUE Policy 3.1.4

The City's land development code shall continue to provide for the protection of significant historic resources from the impacts of development and redevelopment.

FLUE Policy 3.1.5

Historic resources, archaeological sites and their environments shall be considered for inclusion in public acquisition programs for appropriate interactive or passive recreation and for open space and conservation.

FLUE Policy 3.1.6

Adaptive reuse of historic structures shall be given priority over activities that would harm or destroy the historic value of such resources.

FLUE Policy 3.1.7

The city shall continue to refer to the adopted Historic Preservation Master Plan for guidance regarding preservation efforts, priorities, perspective and potential projects.

FLUE Objective 3.2

The City shall encourage redevelopment and renewal of areas that are exhibiting evidence of decline (i.e., disproportionate number of vacant, dilapidated and/or substandard structures) or blight through redevelopment programs and through maintaining land development codes that contain standards and procedures to encourage redevelopment where desirable.

FLUE Policy 3.2.1

The City shall continue to work with the policies of any established Community Redevelopment Area(s) (CRA).

FLUE Policy 3.2.2

Redevelopment activities shall be completed independently by the CRA(s) or through public-private partnerships and include, but not be limited to:

- Infrastructure improvements;
- Beautification and appearance improvements;
- Residential blight mitigation;
- Economic development and job creation;
- Environmental clean-up;
- Community mobility planning;
- Historic preservation;
- Creation of recreational facilities;
- Site acquisition; and
- Cultural conservation and heritage conservation.

FLUE Policy 3.2.3

The City shall actively pursue and participate in redevelopment projects that will add to the City's quality of life and economic vitality while balancing the city's character and authenticity.

FLUE Policy 3.2.4

The City shall encourage the establishment of Brownfield designations in conjunction with St. Johns County and other entities in an effort to promote environmental protection and site redevelopment.

FLUE Policy 3.2.5

The City shall utilize available government programs such as, but not limited to, the community development block grant program, for renewal and revitalization of substandard housing sites if identified in the Housing Element, and also to upgrade or replace existing infrastructure.

FLUE Policy 3.2.6

The City shall encourage economic development in all areas within the city limits by establishing standards in the LDC to:

- Provide a variety of uses in close proximity;
- Increase activity and community involvement;
- Create a pleasant ambiance through design standards and scale; and,
- Improve mobility for alternative modes of transportation and pedestrians.

FLUE Policy 3.2.7

The City shall support and encourage the reestablishment of a railroad station consistent with the City's mobility planning, as regional, state and federal agencies evaluate potential options on the east coast of Florida, as well as, access to central Florida by rail.

FLUE Policy 3.2.8

The City shall support and encourage the establishment of a trail system in and through the city consistent with the City's mobility planning, as regional, state and federal agencies evaluate potential options.

FLUE Policy 3.2.9

The City shall support and encourage multimodal forms of transportation in and through the city including the use of a water taxi, circulators and other forms of mobility consistent with the City's mobility plan.

FLUE Objective 3.3

As part of the City's continued planning efforts the City shall encourage uses consistent with the community's authentic and distinctive character.

FLUE Policy 3.3.1

As part of the required evaluation and appraisal report process an existing land use survey will be completed in an effort to identify nonconforming uses.

FLUE Goal 4 Hazard Planning

Coordinate evacuation and mitigation planning with appropriate federal, state and local agencies.

FLUE Objective 4.1

Coordinate evacuation zone population densities with the appropriate local or regional hurricane evacuation plan, when applicable.

FLUE Policy 4.1.1

The City shall provide leadership and coordination of local hazard mitigation initiatives with St. Johns County, including the review of interagency hazard mitigation reports and consideration of elimination or reduction of land uses identified as inconsistent with the adopted local mitigation strategy (LMS).

FLUE Policy 4.1.2

The City shall coordinate with St. Johns County to maintain and update the Local Mitigation Strategy (LMS) and shall involve other local governments and agencies in the annual review of LMS activities, as necessary.

FLUE Policy 4.1.3

The City shall coordinate with appropriate regional and state agencies as updated and new information becomes available related to vulnerable, and flood prone areas within the City limits, and any subsequent requirements for evacuation or hazard mitigation planning.

FLUE Objective 4.2

Coordinate future land uses by encouraging the elimination or reduction of uses that are inconsistent with any interagency hazard mitigation report recommendations that the City determines to be appropriate.

FLUE Policy 4.2.1

The land development regulations shall include provisions to reduce or eliminate land uses that are inconsistent with the City's character and future land use, including those uses that are inconsistent with hazard mitigation recommendations in the St. Johns County emergency management plan.

FLUE Objective 4.3

The City will assess its land development code to ensure that it recognizes the adverse impacts of sea level rise and as rainfall and storm patterns intensify.

FLUE Policy 4.3.1

To assess the impacts of sea level rise and increased rainfall, at a minimum the City will draw upon the Coastal Vulnerability Assessment: City of St. Augustine and Strategic Adaptation Plan for St. Augustine, Florida. The impacts will be reassessed at 5-year intervals or as new sea level data becomes available that would be significant enough to warrant new analysis.

FLUE Goal 5 Urban Sprawl

Discourage urban sprawl by encouraging innovative strategies to promote infill and compact development or redevelopment and establishing energy efficient land use patterns.

FLU Objective 5.1

The City shall discourage and/or reduce urban sprawl through a future land use pattern that promotes orderly, compact development and the provision of public facilities and services that minimize costs and environmental impacts and maximizes efficiency.

FLUE Policy 5.1.1

The City shall prioritize its capital improvements funding by assigning first priority to the renewal, reuse and/or rehabilitation of existing facilities or to the replacement of existing obsolete or worn out facilities.

FLUE Policy 5.1.2

The City shall encourage infill and redevelopment through the use of higher density and intensity land use designations and mixed-use designations in appropriate locations.

FLUE Objective 5.2

New development in the City shall encourage principles that minimize the emission of greenhouse gases and reduce vehicle miles of travel as opposed to conventional development standards that encourage urban sprawl.

FLUE Policy 5.2.1

Mixed use developments shall provide pedestrian-friendly street design (buildings close to street; porches, windows and doors; tree-lined streets; hidden parking lots; garages in rear; narrow, slow-speed streets).

FLUE Policy 5.2.2

New development, as well as infill development where feasible, shall provide interconnected street grid networks to disperse traffic and encourage walkability. Developments may include a hierarchy of narrow streets, boulevards and alleys; high-quality pedestrian networks; designs that encourage a greater use of bicycles, and other forms of mobility and walking as daily transportation; connectivity; and a land use mix that demonstrates reduced dependence on vehicles.

FLUE Policy 5.2.3

New Development in commercial and mixed-use areas is encouraged to provide a mix of pedestrian scale commercial activities, shops, offices, apartments, multi-family units and homes on site and provide mixed-uses within neighborhoods, within blocks and within buildings.

FLUE Policy 5.2.4

Developments in areas with design guidelines or standards shall be evaluated on-site and building design that emphasizes qualifying benchmarks of character and authenticity, aesthetics, human comfort, creating a sense of place, special placement of civic uses and sites and human-scale architecture and amenities, especially at street level.

FLUE Objective 5.3

Through the Evaluation and Appraisal Report (EAR) process the City shall evaluate the energy efficient land use patterns (infill, mixed-use, and redevelopment) established by this Comprehensive Plan to increase the potential effectiveness of the overall plan.

FLUE Policy 5.3.1

By completing an existing land use survey in conjunction with the EAR the City will determine the amount of infill development, type of mixed-use and redevelopment, and the amount of open space retained within the City limits.

FLUE Policy 5.3.2

Through the Infrastructure Element, EAR process, annual capital improvement planning, and monitoring LOS for facilities and services the City will determine development impact on the efficient provision of services.

FLUE Objective 5.4

The City shall work towards reducing greenhouse gas emissions by incorporating Leadership in Energy and Design (LEED) principles to city properties when feasible.

FLUE Policy 5.4.1

The City will cooperate in any baseline analysis regarding general data gathering efforts to establish measurable objectives for greenhouse gases.

FLUE Policy 5.4.2

Mixed-use, infill and redevelopment will be encouraged to potentially reduce greenhouse gases. The effectiveness will be evaluated as baseline data becomes available.

FLUE Objective 5.5

The City has established three (3) forms of energy conservation/greenhouse gas reduction strategies: carbon sequestration, preserving the environment, and alternative transportation and mobility improvements.

FLUE Policy 5.5.1

All wetlands are identified as carbon sequestration areas and should help alleviate concentrations of greenhouse gas emissions by acting as carbon sinks and facilitating the net removal of carbon emissions.

FLUE Policy 5.5.2

The City's mobility plan encourages alternative forms of transportation including public, and other lower emissions forms of mobility by encouraging the development of bicycle and pedestrian ways.

FLUE Policy 5.5.3

The City's infill, mixed-use and redevelopment policies will increase densities, proximity and diversity of land uses in an effort to encourage efficient land use patterns and reduce greenhouse gases.

FLUE Policy 5.5.4

The City shall allow solar stations or other emerging technologies when appropriately screened to encourage alternative forms of energy production, economic development, and potentially reduce greenhouse gases.

FLUE Policy 5.5.5

Other programs that help to reduce energy consumption and protect limited resources, such as residential retrofit programs, water and energy conservation programs are also encouraged by the city.

FLUE Goal 6 Plan Implementation

Create a regulatory system which supports the desired land use pattern.

FLUE Objective 6.1

Future growth and development will be managed through the preparation, adoption, implementation and enforcement of the land development code.

FLUE Policy 6.1.1

The City shall maintain land use and development regulations to address issues identified in this and other plan element goals, objectives and policies.

FLUE Policy 6.1.2

Proposed residential developments shall be required to meet state subdivision requirements and the City's land development codes with regard to platting and providing improvements such as roads, access, storm drainage and other facilities and services.

FLUE Policy 6.1.3

Zoning districts in the City's land development code (LDC) shall implement the future land use categories adopted in the comprehensive plan, including the types of uses and the densities and intensities of uses.

FLUE Policy 6.1.4

The land development code shall determine where buffers shall be required between adjacent land uses. Buffers may be either prescriptive standards or variable and shall be defined in the land development code. Buffers may serve one or more of the following purposes: provide functional separations between dissimilar uses; provide landscaping adjacent to parking lots and other vehicle use areas; and provide protection from uses that may have some degree of incompatibility that can be mitigated wholly or partially to protect against light, glare, noise or appearance.

FLUE Policy 6.1.5

The City shall maintain in the land development code procedures and standards for planned developments to encourage mixed-use projects, to encourage traditional neighborhood development, and to encourage and allow innovative site design and development approaches.

FLUE Policy 6.1.6

Public schools are an allowable use in all land use categories except Open Land (Conservation) and Industrial. Technical/training schools may be located in the Industrial categories. The location of schools shall be proximate to existing and planned residential areas to the extent possible and shall be planned and located based on the siting criteria of the approved interlocal agreement between the city and the St. Johns County School District.

FLUE Policy 6.1.7

The City shall encourage the co-location of public facilities, such as parks, libraries and community centers, with schools to the maximum extent feasible.

FLUE Policy 6.1.8

The implementation of the future land use plan by the City through the adoption of the City's Comprehensive Plan Map Series and subsequent Land Development Code intends to encourage an efficient, viable and sustainable land use pattern within the City of St. Augustine.

FLUE Objective 6.2

The City shall ensure that future development and redevelopment activities are located in appropriate areas of the City by adopting a Future Land Use Map Series included as **Appendix A** of this element that contains the Future Land Use Map (FLUM), which forms the basis for consideration of future land use plan amendments. The Future Land Use Map Series, along with the City's land development code, shall reduce or eliminate existing land uses that are inconsistent with the community's character.

FLUE Policy 6.2.1

The City shall consider the compatibility of adjacent future land use categories during the land use plan amendment process. The City shall consider potential maximum densities and intensities and the appropriate transition of uses, densities and intensities.

FLUE Policy 6.2.2

The City shall discourage the continuation of nonconforming uses to the extent established in the land development code. Redevelopment of the property will include an evaluation of consistency with the current FLUM and zoning district, as well as adjacent land use and zoning districts.

FLUE Policy 6.2.3

The adopted FLUM contains and identifies appropriate locations for the following land use categories which are established to encourage preservation, mobility and livability, to provide for the protection of natural, historic and cultural resources and to balance quality of life and economic development:

Table 1: Proposed Future Land Use Categories in the Comprehensive Plan 2040

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

FLUE Objective 6.3

Preservation Categories: The preservation category is established to recognize and protect the historic and cultural value of the downtown core area.

FLUE Policy 6.3.1

Historic Preservation

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

For All Uses a maximum of 24 dwelling units per acre.

FLUE Objective 6.4

Residential Categories: The residential categories are established to provide for the preservation of existing, predominantly residential neighborhoods. These categories allow a range of housing types of single-family low, single-family medium, multi-family and residential mixed-use.

FLUE Policy 6.4.1

Promote a residential land use pattern that contributes to quality housing, livable neighborhoods and a variety of housing types and prices.

FLUE Policy 6.4.2

Preserve the character of the existing residential areas of the City through maintaining established standards for residential densities, and traditional building patterns, maintenance and traffic circulation.

FLUE Policy 6.4.3

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, public and institutional uses, including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate so as to create and maintain a stable low intensity residential character.

For Residential Uses a maximum of 8 single family dwellings per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

FLUE Policy 6.4.4

Residential Medium Density

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 and complementary with medium density residential uses, so as to create and maintain a diverse medium intensity residential character. A maximum of thirty percent (30%) of the Residential Medium Density land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation), as appropriate.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

FLUE Policy 6.4.5

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. A maximum of fifty percent (50%) of the Residential Low Density Mixed Use land use designation shall be allocated for nonresidential uses. Nonresidential uses shall be limited to low intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate.

For Residential Uses a maximum of 8 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

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

FLUE Policy 6.4.6

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 medium intensity commercial mix of 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), medium intensity commercial, public and institutional uses including schools consistent with the Public Schools Facilities Element, recreation and Open Land (Conservation) as appropriate. Low intensity industrial uses shall not be permitted near public schools unless a trade or technical school.

For Residential Uses a maximum of 16 units per acre; public and institutional uses are limited to the density and intensity of the most restrictive adjacent land use.

To encourage mixed use developments:

- Residential uses shall occupy a minimum of 40% and a maximum of 75% of the development area, unless otherwise approved by the PZB.
- Commercial uses shall occupy a minimum of 35% and a maximum of 50% of the development area, unless otherwise approved by the PZB.

FLUE Policy 6.4.7

Performance standards for residential uses shall include, but are not limited to, the following:

- The land development code shall include performance standards for multi-family and residential mixed-use residential uses that control the location of proposed buildings in relation to the overall dimension of the site, provide sufficient on-site/structured parking where applicable, and provide open space and recreation amenities.
- The land development code shall contain requirements for significant open space, landscaping and buffers to effectively screen multi-family developments from single-family low density residential zoning districts.
- Grid street networks are highly encouraged to serve residential developments and provide connectivity throughout the City. Cul-de-sacs and gated developments are discouraged.
- Themes are encouraged for residential developments to include cohesive streetscape design, signage, landscape architecture and streetscape furniture to create an identity for neighborhoods in the City.

FLUE Objective 6.5

Commercial Categories: The commercial category is established to encourage a mix of commercial uses that provide necessary businesses and services for residents as well as visitors and promote a diverse economy.

FLUE Policy 6.5.1

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 intended for low traffic generating commercial uses including general retail sales and service-related uses intended to serve the local neighborhoods. In addition, professional and business offices, compatible tourist accommodations and similar uses are encouraged. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.

Residential Uses Single or multi-family uses to a maximum of 16 dwelling units per acre.

- Not more than fifty percent (50%) of the Commercial Low Intensity designation shall be permitted for residential use. Other uses Maximum lot coverage of 60%; maximum height restriction of 35 feet.

To encourage mixed use developments:

- Residential uses included in mixed use developments shall occupy a minimum of 20% and a maximum of 40% of the development area, unless otherwise approved by the PZB.
- Commercial uses included in a residential mixed-use development shall occupy a minimum of 40% and a maximum of 60% of the development area, unless otherwise approved by the PZB.
- Mixed use commercial projects are encouraged.

FLUE Policy 6.5.2

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. Appropriate uses may include recreation, public and institutional uses, Open Land (Conservation), multi-family, and residential or non-residential mixed uses.

Residential Uses Single or multi-family units to a maximum of 16 units per acre.

- Not more than fifty percent (50%) of the Commercial Medium Intensity designation shall be permitted for residential use. Other uses maximum lot coverage of 70%; maximum height restriction of 35 feet.

To encourage mixed use developments:

- Residential uses included in mixed use developments shall occupy a minimum of 25% and a maximum of 50% of the development area, unless otherwise approved by the PZB.
- Commercial uses included in a residential mixed-use development shall occupy a minimum of 30% and a maximum of 70% of the development area, unless otherwise approved by the PZB.
- Mixed use commercial projects are encouraged.

FLUE Objective 6.6

Industrial Categories: The industrial category is established to provide sufficient land for existing and anticipated future industrial needs, including working waterfronts and requisite support services.

FLUE Policy 6.6.1

Industrial

This district is intended to allow light manufacturing and related service, storage and commercial uses including non-residential mixed-use. Maximum lot coverage of 80%; maximum height restriction of 35 feet, and two (2) dwelling units per acre.

- Industrial and commercial mixed-use projects are encouraged.

FLUE Policy 6.6.2

Marine Industrial

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 and encourage the creation and maintenance of working waterfronts 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, and two (2) dwelling units per acre.

FLUE Policy 6.6.3

The City encourages the development of clean, non-polluting types of industrial uses. (Adopted June 2011, Ord. No. 2011-02)

FLUE Objective 6.7

Open Land Categories: The open land category is established for very low density development adjacent to more environmentally sensitive land. It is also established for the long-term protection and preservation of lands that contain valuable and threatened natural resources, such as wetlands, environmentally sensitive lands, floodplains, protected or unique ecological communities, and areas for recreational uses.

FLUE Policy 6.7.1

Open Land (Very Low Density)

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

Single Family dwellings including mobile homes are allowed at two dwelling units per acre; 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 similar uses may occur. Other uses Maximum lot coverage of 20%; maximum height restriction of 35 feet.

FLUE Policy 6.7.2

Open Land (Conservation)

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

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Open Land (Conservation) is added to the Future Land Use map:

Language to be inserted on the Future Land Use map:

*All land uses citywide are based on a formal determination of areas waterward of the most restrictive jurisdictional line to determine the areas designated Open Land (Conservation).

FLUE Policy 6.7.3

Recreation/Open Space

Lands public or private devoted to and operated for recreational uses, such as parks, sports fields, and historic sites, but not commercial business or commercial tourist attractions.

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

FLUE Policy 6.7.3.1

The recreational land use category is intended to accommodate existing public parks and recreation areas as well as committed public parks.

FLUE Policy 6.7.3.2

Recreational uses shall be allowed in other categories as support uses.

FLUE Objective 6.8

Public and Institutional Use Categories: The public and Institutional land use category is established for publicly owned parcels, and privately, owned institutional uses.

FLUE Policy 6.8.1

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.

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

FLUE Policy 6.8.1.1

The City shall initiate a land use plan amendment after purchase and/or development by the government entity. (Adopted June 2011, Ord. No. 2011-02)

FLUE Policy 6.8.2

Institutional

It is the intent of this district that certain lands, which are private institutional uses and are used for a purpose which is beneficial to the public, such as, nursing homes, community centers, religious institutions and similar uses, shall be designated Institutional.

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

Note: As part of this Comprehensive Plan update an Asterix (*) with clarifying language related to Churches is added to the Future Land Use map:

Language to be inserted on the Future Land Use map:

*As of the date of the adoption of this Future Land Use Map existing churches in any Future Land Use Category are not subject to height, lot coverage or setback limitations based on the existing built conditions of the site.

FLUE Goal 8 Preserving Sense of Place

The City will promote its historic urban character, preserve its unique residential neighborhoods, and support adjacent, compact commercial areas, as well as, protect its natural, environmentally sensitive marsh and riverine environs, and significant tree canopy to preserve its sense of place that promotes the city's authentic character.

The planning goals related to preserving a sense of place for the City are to:

- Preserve the small town urban character while promoting a balance of economic activity;
- Prevent urban sprawl by encouraging compatible infill and redevelopment within the city limits;
- Provide continued opportunity for diverse forms of residential and commercial projects;
- Create a preservation program that protects the historic Town Plan and promotes responsible tourism;
- Provide protection of natural resources and ecological systems;
- Reduce automobile trips in and through the downtown by promoting the City's mobility plan and alternative forms of transportation that work to protect the environment, reduce congestion, provide residents with a higher quality of life, and, neighborhoods with greater livability, and promote local businesses;
- Provide a variety of housing types to support residents of diverse ages, incomes, family sizes, and lifestyles;
- Create predictability and efficiency in planning and in the provision of infrastructure;
- Recognize and preserve the historic skyline;
- Balance livability and economic pressures; and
- Proactively recognize increasing threats of sea level rise on the City's character and livability.

FLUE Objective 8.1

Protect the small town mixed use urban context to maintain its industrious and charming character.

FLUE Policy 8.1.1

Promote the community vision through adoption of an updated comprehensive plan, and its elements, and subsequent update to the land development code.

FLUE Policy 8.1.2

Continue to support design standards that define authentic characteristics and promote better development for Anastasia Boulevard, San Marco Avenue, King Street including West King Street to the city limits, and potentially West Castillo Drive, US Highway 1, SR 16, SR 207, Masters Drive, South Dixie Highway and May Street.

FLUE Policy 8.1.3

Develop protection mechanisms to protect the historic skyline, view sheds and view corridors, and character defining features that make St. Augustine unique.

FLUE Policy 8.1.4

Develop mitigation measures that protect the city from the impacts of tourism and growth in St. Johns County that threaten to overwhelm the historic nature and charm of the City.

FLUE Policy 8.1.5

Continue to value the existing tree canopy and promote healthy urban forestry practices.

FLUE Policy 8.1.6

Continue to protect environmentally sensitive areas that create a valuable scenic and protective armor against environmental change.

FLUE Policy 8.1.7

Continue to protect archaeologically sensitive areas that creates and demonstrates a valuable educational and historic record against environmental change.

FLUE Goal 9 Economic Development

Promote economic development in an effort to provide a variety of employment opportunities, create a sustainable future, and encourage a positive business climate.

FLUE Objective 9.1

Promote an economic strategy that will address a variety of economic opportunities.

FLUE Policy 9.1.1

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage a diverse economy that supports the local market within the City and surrounding area.

- This includes promoting and supporting local business efforts for local, regional, state and national markets.
- This includes the possibility of utilizing new and emerging technologies, and industries particularly suited for urban areas.
- This includes the utilization of necessary preservation techniques, and mobility options to encourage infill and redevelopment beyond tourism.

FLUE Policy 9.1.2

The City shall work towards a variety of policies within the Comprehensive Plan and land development code that support and encourage commercial and industrial development within the City and surrounding area.

- This includes encouraging a mix of uses in the city to promote accessibility to a variety of uses.
- This includes strengthening and diversifying the local economy.
- This includes redevelopment and revitalization efforts, including aesthetic improvements to encourage commercial and industrial investment within the City of St. Augustine.
- This includes the promotion of uses that are commercial or industrial that support, promote or are compatible with the urban character of the city.

FLU Policy 9.1.3

The City shall encourage education (primary and secondary), job-training, technical training and the building trades in an effort to provide a local employable workforce to stay and work within the City and St. Johns County.