

1FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL 1: ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT OF THE CITY ACCOMMODATES THE PROJECTED POPULATION PROMOTING DEVELOPMENT PATTERNS WHICH SUPPORT VIBRANT ECONOMIC AND SOCIAL DEVELOPMENT IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

OBJECTIVE 1.1: Growth management in the City will be in accordance with the adopted plan. The City will enforce adopted land development regulations that require land development to be compatible with topography, soil and natural resource conditions, land use categories and the availability of adequate facilities and services at or above adopted level of service.

Policy 1.1.1: Development of vacant lands will require provisions for drainage and stormwater management which are to be in compliance with State regulations.

Policy 1.1.2: Open space provisions, as well as safe and convenient on-site traffic flow provisions will be required for developments under the City's adopted land development regulation.

Policy 1.1.3: The City will develop and maintain an on-going program of stormwater management, including both regulation and capital improvements. Stormwater regulations shall rely upon existing laws and rules for permitting criteria. Stormwater permits must be obtained pursuant to the provisions of Chapter 62-25, Florida Administrative Code (F.A.C.) prior to the City issuing final development approval.

OBJECTIVE 1.2: The City will require that facilities and services be provided concurrently with the impacts of development. The City will include provisions for public utility crossings, easements, or rights-of-way in the land development regulation.

Policy 1.2.1: New development within the City will be in areas within or immediately adjacent to existing areas of public services (sanitary sewer, solid waste, drainage and potable water).

Policy 1.2.2: No additional septic tank permits will be issued in any area where city sewer service is available within the city limits in accordance with the existing Sewer Use Ordinance.

Policy 1.2.3: The concurrent availability of facilities and services necessary to serve proposed developments at the City's adopted Level of Service (L.O.S.) will be required before development will be approved. L.O.S. standards are listed in the transportation, recreation and open space, public schools facilities and infrastructure (sewer, waste, drainage, potable water, groundwater; recharge element) elements of the plan.

Policy 1.2.4: As with public services, projected growth will occur along the existing traffic circulation network, owing to the availability and accessibility of vacant/undeveloped land within this network. The City will enforce land development regulations which address abutting incompatible land uses by requiring vegetative screening to create buffer zones between incompatible land uses if they occur.

Policy 1.2.5: The City shall coordinate with legally established public utilities or public works consistent with statutory requirements and as provided in local franchise agreements, to provide land needed for location of utilities facilities.

Policy 1.2.6: The City shall not provide public facilities or services outside its incorporated limits unless provided for by inter-local agreement or contract.

OBJECTIVE 1.3: The City will reduce or eliminate land uses inconsistent with the character of the community as defined by the plan.

Policy 1.3.1: Provisions for compatibility of adjacent land uses have been outlined by the plan. Through the adoption and implementation of development regulations, compatibility of adjacent land uses will be enforced; for example, the character of existing residential neighborhoods will be preserved from commercial encroachment by adequate buffering.

Policy 1.3.2: The City will strictly enforce standards on non-conforming land uses.

Policy 1.3.3: The City's Comprehensive Plan will control land uses and densities of development within the City as well as provide for mixed land use designations and development policies. Mixed use developments will be allowed in the form of Planned Unit Developments (P.U.D.s) but the location and mix of such developments will be subject to a case by case review by the City Commission.

Policy 1.3.4: Densities or intensities of use for each future land use category are as follows:

Very Low Density Residential (VLR)

Density--No more than 4 dwelling units per acre.

Intensity--no more than 40% lot coverage.

Building height limitation: 35 ft.

Low-Density Residential (R-1)

Density--No more than 5 dwelling units per acre.

Intensity--no more than 40% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.

Building height limitation: 35ft.

Medium Density Residential (R-2):

Density--Five to seven units per acre. Intensity--No more than 60% lot coverage as determined by dividing the impervious areas by the gross area of the site or lot.
Zoning Sub-district R-2a Building height limitation: 35 ft;
Zoning Sub-district R2b Building height limitation: 60 ft.

High Density Residential (R-3):

Density--Seven to 15 units per acre. Intensity--no more than 80% lot coverage as determined by dividing the impervious areas by the gross area of the site.
Building height limitation: 60 ft.

Very High Density Residential (R-4):

Density – 15-30 units per acre. Intensity –no more than 80% lot coverage as determined by dividing the impervious areas by the gross area of the site.
Building height limitation: 60 ft. This land use category shall only be available for parcels of land north of Tapper Bridge and south of the intersection of Government lot 2, Section 27, Township 7 South, Range 11 West of the eastern right-of-way line of US 98 highway.

Commercial District (G.C.):

Intensity--100% lot coverage in the Central Business District (Blocks 2, 3, 7, 8, 14, 15, 22, and 23), 90% in all other areas.
Building height limitation: 60 ft.

Low Intensity Commercial:

Intensity--60% lot coverage.
Building height limitation: 60 ft

Industrial District (I):

Intensity--no more than 90% lot coverage.
Building height limitation: 60 ft.

Low Intensity Industrial:

Intensity--no more than 65% lot coverage.
Building height limitation: 60 ft.

Public Use:

Intensity--100% lot coverage in the Central Business District--60% lot coverage in all other areas.
Building height limitation: 60 ft.

Recreational:

Intensity – no more than 40% lot coverage.

Building height limitation: 35%

Open Space:

Intensity - no more than 10% lot coverage. This category shall be used for undeveloped lands suitable for passive recreation or conservation uses.

Conservation:

This category shall be used for protection of natural resources. No development shall be allowed in Conservation areas.

Mixed Use

The purpose of this land use category is to allow a mix of Residential, Commercial and other uses to promote development of a high quality environment for living, working or visiting. Other uses allowed are Industrial, Public uses, Recreational, Open Space and Conservation. The Mixed Use category may be assigned to appropriate areas of the City and will be limited to areas with an adequate level of public facilities and services. The Mixed Use category will encourage vertical integration of various residential and non-residential uses within these areas, achieving internal trip capture. Development in areas designated as Mixed Use category shall contain the minimum percentage of at least two of the following Land Use Categories:

Land Use Category	Allowable Mix of Uses
Residential	25 - 75 %
Commercial	25 - 75 %
Other uses such as Industrial, Public, Recreational, Open Space and Conservation.	25 - 75 %

Residential density in the Mixed Use land use category may not exceed 15 units per acre; Commercial and Industrial uses may not exceed maximum lot coverage of 90% and 60 ft building height limitation. Intensity standards for other uses allowed in the Mixed Use category are as defined in the individual Public, Recreational, Open Spaces and Conservation land use categories contained in FLUE Policy 1.3.4.

Policy 1.3.5: The geographic area described by the Windmark Beach DRI Development Order and identified in City Ordinance 380, shall be subject to not only the provisions relating to density (i.e. no more than 4 dwelling units per acre) described in Future Land Use Policy 1.3.4 for Very Low Density Residential, but also the following:

1. Residential land uses shall be limited to a maximum of 1,591 dwelling units, retail uses shall be limited to a maximum of 89,000 square feet, office uses shall be limited to a maximum of 22,000 square feet and motel/hotel uses shall be limited to a maximum of 433 rooms. The development amount will be in accordance with the equivalency matrix as described in the Windmark Beach Development Order.
2. Development located within the evacuation zone for a category 1 hurricane as identified in the *Apalachee Regional Hurricane Evacuation Study Technical Report (2004)* and reflected on Map 9A, shall be limited to 190 residential dwelling units. Development within the Coastal High Hazard Area, as defined in Policy 1.1.2 of the Coastal Management Element, identified as the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model, and not addressed by Future Land Use Element Policy 1.3.5, shall be limited to the number of units reflected in the master plan and Planned Unit Development (PUD) as of January 1, 2009, unless additional units are approved through a future large-scale plan amendment.
3. Development located within the “Recreation” land use category shall be limited to recreation uses for the general public and Windmark Beach, including a maximum of 6 boat docks for temporary mooring, dune walkover structures and boardwalks.
4. In order to better integrate commercial and residential uses, high intensity commercial uses may be located within a distance greater than 75 feet of residential development as identified on a site specific basis.
5. Through the distribution of development, the City will conserve and protect wetlands within the Windmark Beach DRI. Wetland impacts will be avoided whenever practicable, and where unavoidable, impacts will be minimized. Wetlands along the shore and wetlands associated with on-site streams will receive the highest protection. Buffers will be utilized to protect wetlands and on-site streams. Wetland buffers will be naturally vegetated uplands which will be located an average of 50 feet from the jurisdictional line with no development occurring within 25 feet of wetlands, except for minimal encroachment associated with the spine road west of realigned US 98. A buffer of a minimum width of 50 feet from the jurisdictional line shall be maintained along the three on-site streams. Minor encroachments in buffers will be allowed for roads, utilities, golf course flyways, boardwalks and other recreational crossings, but the number of such encroachments will be minimized by collocation of such facilities where feasible.

Policy 1.3.6: The City shall enforce adopted Land Development Regulations that regulate the subdivision of land through provision of, or reference procedures for platting of land, review and approval process for plat approval, design standards, required improvements, required dedications and legal documents, and other such relevant requirements.

Policy 1.3.7: The City will utilize land development review procedures which encourage mixed land uses when beneficial, and to include conservation uses and natural groundwater aquifer recharge areas.

Policy 1.3.8: The City will regulate signage through provisions of, or reference to, specific and detailed requirements which shall include, but not be limited to, standards for the location or placement of signs, construction standards, prohibited characteristics, compliance with other codes, sign removal or repair procedures, standards for off-premises signs, illumination restrictions, or other such relevant requirements.

Policy 1.3.9

In addition to the density restrictions set forth for the Low-Density Residential (R-1) future land use category within Policy 1.3.4, the following sub-area policies shall apply to the Property:

(a) The Property is limited to a maximum of two thousand one hundred twenty five (2,125) residential dwelling units.

(b) The boundaries of those wetlands designated as Conservation on the Future Land Use Map may be revised as necessary, without need for an amendment to the Future Land Use Map, following a formal wetland delineation, jurisdictional determination, and accurate surveys, which are relied upon as best available data obtained during the development phases for a proposed development project.

Policy 1.3.10: Development of the site subject to City of Port St. Joe Ordinance No. 423 shall be limited to 70% lot coverage and 50 feet building height exclusive of stacks, and non-habitable towers, including catwalks for the maintenance thereof. The City may allow development up to 65 feet building height upon written approval from Eglin Air Force Base planning office.

OBJECTIVE 1.4: The City will discourage urban sprawl and encourage redevelopment and renewal of blighted areas by funding infrastructure improvements in commercial areas and continue to support state and federal programs to renew blighted areas. Infrastructure improvements (listed in the Capital Improvements Element) will be accomplished as planned.

Policy 1.4.1: Emphasis will be placed by the City in activities which will assist in revitalizing the downtown and the waterfront area. The City will support and cooperate with the downtown merchants, the Downtown Redevelopment Agency Board and the Waterfronts Partnership Committee in providing assistance to implement the vision for these areas and tie the downtown and waterfront together.

Policy 1.4.2: The City will support the Downtown Redevelopment Agency Board to revise and update the 1990 Downtown Redevelopment Plan and will consider recommendations to revitalize the downtown area.

Policy 1.4.3: The City will support the Waterfronts Partnership Committee to develop the waterfront area balancing economic growth, ecological concerns and recreational needs of the community.

Policy 1.4.4: The City will maintain and enhance the waterfront area, integrating downtown development with the waterfront park system, preserving bay views when practical and ensuring that development around the waterfront encourages street level pedestrian activity for residents and visitors.

Policy 1.4.5: The City will support the planning efforts of the Friends of North Port St Joe Working Group. The City will take into consideration the findings and recommendations of the Working Group to improve conditions in the neighborhood and throughout the City.

Policy 1.4.6: The City will coordinate and support planning and economic development efforts within the designated Enterprise Zone.

Policy 1.4.7: The City will support the Brownfield program and promote rehabilitation of old industrial areas, addressing any contamination problems and eventually return these areas for future community and economic development.

Policy 1.4.8: The City will support Gulf County's designation as a Rural Area of Critical Economic Concern to promote economic opportunities and development.

OBJECTIVE 1.5: The City will protect and restore natural and historical resources by continuing to enforce existing regulations, such as building codes, storm water runoff regulations and subdivision regulations. The City will enforce adopted Land Development Regulations to set up a review process (i.e. site plan reviews) which will review and assess impacts to natural and historical resources caused by proposed development.

Policy 1.5.1: The City will protect potable water wellfields and natural groundwater aquifer recharge areas by working with the Northwest Florida Water Management District (N.F.W.M.D.). The City shall protect the quantity and quality of groundwater supply. The City shall regulate development adjacent to designated wellheads and designated surface potable water supplies resources to protect these water supplies from

potential contamination. The City shall enforce Land Development Regulations that prohibit land uses such as sanitary landfills, wastewater treatment facilities, and/or other land uses which store or handle toxic or hazardous waste or materials within wellhead protection areas which area defined as all land within a 500-foot radius of an existing or proposed protected wellhead (see Map 4). Management of pollutant sources will be controlled by provision of, or reference to, specific requirements that shall include, but not be limited to, land use designation, zoning ordinances, source permitting, prohibition and site specific plan review.

Policy 1.5.2: The City will continue to cooperate with the state Division of Historical Resources in identifying and preserving historic and archaeological resources. The City shall seek grants with the Division to conduct a city-wide historic resource survey.

Policy 1.5.3: The City will enforce adopted guidelines for addressing the preservation of historic resources, as a part of its site plan development review regulations.

Policy 1.5.4: Historic resources will be subject to conditional development requirements prior to permits being issued for demolition or substantial alteration. Rehabilitation guidelines shall be as specified in the U.S. Secretary of the Interior's "*Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings*" as amended.

Policy 1.5.5: The City will enforce standards and criteria included in the land development regulations to protect the natural resources.

Policy 1.5.6: The City shall protect surface water quality of the Port St. Joe freshwater canal by restricting development within the City owned buffer only to necessary surface water treatment facility infrastructures. These structures will be allowed within the area own by the City along the fresh water canal from the Chipola River as shown in Map 16.

Policy 1.5.7: The City shall coordinate with the County to ensure that the entire potable freshwater canal is protected including areas outside the City property as shown in Map 17.

OBJECTIVE 1.6: The City will continue to plan for emergency hurricane evacuation by ensuring the coordination of coastal area population densities with the adopted regional hurricane evacuation plan.

Policy 1.6.1: The City will coordinate with the Florida Department of Transportation (F.D.O.T.), Gulf County and state and local authorities in providing safe and efficient evacuation routes and signage.

Policy 1.6.2: The City will enforce building regulations in areas subjected to seasonal flooding and in coastal high hazard areas.

Policy 1.6.3: The City will maintain safe and adequate hurricane evacuation times and maintain or improve existing level of service standards on roadways as specified in the Traffic Circulation Element and as also specified in the applicable regional hurricane evacuation study

Policy 1.6.4: The City shall limit the density of dwelling units in the Coastal High Hazard Area (see Map 9) so as not to exceed hurricane evacuation capabilities within the City's jurisdiction. This will be accomplished as part of the development review process.

Policy 1.6.5: The City shall prohibit the construction of new hospitals, nursing homes, and group homes in the CHHA, discourage the siting or expansion of these facilities in Category 2 and 3 Evacuation zones, with the exception of the proposed siting of the Sacred Heart Hospital facility, and limit the expansion of existing sites to the boundaries of the currently developed lot.

Policy 1.6.6: The City shall consider opportunities to decrease residential development potential on remaining vacant lands in the CHHA through plan amendments to less intensive uses, land purchase or transfer of development rights.

Policy 1.6.7: The City will consider the location of the proposed development and hurricane evacuation level and ensure appropriate mitigation prior to approval of new proposed development. The City will consider mitigation, reduction or elimination of uses that are inconsistent with interagency hazard mitigation report recommendations that the City determines appropriate.

Policy 1.6.8: The City will address areas subject to seasonal and periodic flooding and provide for drainage and stormwater management through specific requirements and/or standards for construction in designated flood-prone areas.

Policy 1.6.9: The City will continue to protect areas subject to seasonal or periodic flooding by implementing the Floodplain Management Ordinance designed to:

1. Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, which result in damaging increases in erosion or in flood heights and velocities;
2. Require that uses vulnerable to floods including facilities which serve such uses be protected against flood damage throughout their intended life span;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters;
4. Control filling, dredging and other development which may increase erosion or flood damage; and,
5. Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards to other lands.

OBJECTIVE 1.7: The City will coordinate with the County on annexations during the planning period ensuring compatibility and buffering of adjacent land uses.

Policy 1.7.1: If annexation is proposed to the City, annexation costs will be negotiated.

Policy 1.7.2: Approval of annexation will require that there are provisions to insure that infrastructure be in place at or above adopted levels of service at the time of development.

OBJECTIVE 1.8: The City will coordinate the comprehensive plan and resultant development regulations with appropriate resource planning and management plans.

Policy 1.8.1: The City will coordinate land use programs and activities with the Port St. Joseph Bay Aquatic Preserve Management Plan.

Policy 1.8.2: The City shall coordinate with the School Board on future land use map amendments that increase residential densities in the City.