

**CITY OF PORT ST. JOE
COMPREHENSIVE PLAN
SMALL SCALE MAP AMENDMENT
AND REZONING
APPLICATIONS**

Prepared by:

**Preferred Coastal Properties
212 Water Drive
Mexico Beach, Florida 32410**

May 2017

CONTACT INFORMATION

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I. General Information

Property Owner:

Preferred Coastal Properties
212 Water Drive
Mexico Beach, Florida 32410
Phone: 850.527.2330
Contact Person: Zach Ferrell

Parcel Identification Number:

06067-000R (1.03 acres)
and
06077-000R (0.79 Acres)

Existing Future Land Use:

"Residential R-1" (Parcel ID 06067-000R
Gulf County "Residential" (Parcel ID 06077-000R)

Proposed Future Land Use:

"Residential R-3"

Proposed Zoning:

R-3 Residential

The application package contains a proposed small scale amendment to the City of Port St. Joe Comprehensive Plan Future Land Use Map. The amendment proposes to change two parcels totaling 1.82 acres. One parcel contains 0.79 acres and consist of City of Port St. Joe Future Land Use Map designation of Residential R-1 and the second parcel contains 1.03 acres and consist of Gulf County Future Land Use Map designation of Residential. Both parcels are being requested to be re-designated to the Residential R-3 category on the City of Port St. Joe Future Land Use Map.

The amendment area is situated along the southwest side of Long Avenue to the north of Madison Street and south of Gautier Memorial Lane.

II. Type of Request

A. Map Amendment

The request is for a small-scale amendment to City of Port St. Joe Future Land Use Map for two parcels of land consisting of approximately 1.82 acres. The site currently consists of Residential R-1 and Gulf County Residential land use designations. This request is to re-designate both parcels that comprise the site as Residential R-3. The Existing Future Land Use Map and the Proposed Future Land Use Map are included in Section VIII. Table 1 identifies the total acreage and the existing and proposed land uses for the amendment area.

Table 1: Existing and Proposed Future Land Use Classifications

Future Land Use Categories within the Proposed Amendment Area	Acres		
	Existing	Proposed	Change
Residential R-1	0.79	0	-0.79
Residential (Gulf County)	1.03	0	-1.03
Residential R-3	0	1.82	0
Total	17	17	-1.82

III. Justification for Request

The property subject to the amendment is situated in the southwestern portion of the City off Long Avenue between Madison Street and Gautier Memorial Lane. The proposed development plan for the amendment site consist of 23 single-family townhomes. The amendment site is situated on the southwest side of Long Avenue directly across from the Gulf County School Board's athletic fields and within walking distance to Port St. Joe Elementary and High Schools. The site provides an ideal location for higher density residential to occur on an in-fill parcel and will offer additional housing opportunities within this portion of the City. The amendment will provide for a more efficient development pattern, reduce overall vehicle trips and promote economic development within the City of Port St. Joe.

IV. Description of Property / Adjacent Uses

The subject site is approximately 1.82 acres consisting of 0.79 acres of Residential R-1 on the City of Port St. Joe Future Land Use Map and 1.03 acres of Residential on the Gulf County Future Land Use Map. The zoning designation on the site is R-1 and no zoning designation on the Gulf County annexed parcel. Gulf County has not adopted county wide zoning. Refer to Section VIII for the Adopted Future Land Use and Adopted Zoning maps.

The subject property is vacant and undeveloped. There are no wetlands or known endangered or protected species located on the property. The surrounding property consists of the following land use designations: Residential R-1, Public Use, Recreational and Residential. These land uses are shown on the Adopted Future Land Use Map in Section VIII and Table 2, below.

Table 2: Subject Site and Adjacent Property Land Uses

	Future Land Use Designations	Zoning Districts
Subject Property	Residential R-1 and Residential (Gulf County)	R-1
North	Long Avenue R/W and Public Use	Long Avenue R/W and PU
South	Residential R-1	R-1
East	Residential (Gulf County)	No County Zoning
West	Recreational	RC

Source: City of Port St. Joe and Gulf County adopted Future Land Use Maps.

V. Natural Resources / Features of Subject Property

A. Site Description

The amendment area is located along the southwest side of Long Avenue to the north of Madison Street and south of Gautier Memorial Lane. The property is in the southwestern portion of the City and located outside of the Coastal High Hazard Area. The Location Map is included in Section VIII. Access to the subject property is from Long Avenue. The property site terrain is relatively flat with little elevation variations.

B. Soils

The subject property contains one soil type on the property as identified on the Soils Classification Map in Section VIII and Table 3. A description of the soil type is listed below.

Table 3: Soil Types

Soil Map Unit Symbol	Soil Unit Composite Name	Acres
13	Leon Sand	1.82

Source: City of Port St. Joe Comprehensive Plan and Gulf County GIS.

Leon Sand Soils – Leon is a sandy soil. It consists of moderately permeable soils that formed in thick beds of sandy material. Slopes range from 0-2 percent.

C. Floodplains

The proposed amendment area is in Zone A which, is an area inundated by 1% annual chance (100-year) flooding, for which BFEs (base flood elevations) have NOT been determined, and in a special flood hazard area. For additional information regarding flood zone locations occurring on the subject site, please reference the FEMA Flood Zones Map in Section VIII.

D. Wetlands

As demonstrated on the Wetlands Map in Section VIII, there is no wetlands on the proposed amendment site.

E. Listed Wildlife Species

There is no known listed plant or wildlife species located on the proposed amendment area. Conservation Objective 1.4 and associated policies of the City of Port St. Joe Comprehensive Plan addresses state threatened or endangered wildlife habitat. The applicant will perform all habitat analysis at the development stage.

F. Historic and Cultural Resources

The applicant has requested preliminary cultural and archaeological resource information from the Florida Master Site File (FMSF), Division of Historical Resources. The Florida Master Site file doesn't list any previously recorded cultural resources for the amendment area.

VI. Public Facilities and Services

The public facilities analysis is based on a proposed 23 townhome development scenario. Both the existing and proposed land uses were evaluated.

Table 4: Existing and Proposed Development Scenario

Scenario	Land Use Designation	Maximum Allowed Density	Size of Development	
			Acres	Residential Development
Existing	Residential R-1	5 du / 1 ac	1.82	9 single family
Proposed	Residential R-3	15 du / 1 ac	1.82	23 (proposed townhomes)

Source: City of Port St. Joe and Gulf County Comprehensive Plans and Property Appraiser data.

Based on the development scenario shown in the above table, which assumes all the single-family homes under the existing Residential R-1 category and the proposed townhomes under the proposed Residential R-3 would build out, the proposed land use change will result in a net increase of 14 additional residential dwelling units.

The following analysis is based upon the availability of, and actual and anticipated demand on, facilities and services serving or proposed to serve the subject property. The analysis evaluates the effect of the demands on the level of service standards adopted within the City of Port St. Joe Comprehensive Plan and identifies any anticipated facility improvements. Facilities and services include potable water, sanitary sewer, solid waste, transportation, and school facilities.

A. Potable Water

The City of Port St. Joe provides potable water service to the amendment site. The permitted capacity of the City's facility is 6,000,000 gallons per day (gpd). The City withdraws water from the Chipola River through a seventeen-mile freshwater canal and processes the water for drinking and distribution.

The City of Port St. Joe Comprehensive Plan adopted a Potable Water Level of Service (LOS) standard for residential potable water uses of 130 gallons per capita per day. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per

household. The proposed 23 townhomes will result in a potable water demand increase of 6,997 gpd. As Table 5 shows, the facility will have adequate capacity to absorb the increase in potable water demand.

Table 5: Potable Water Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2017	6,000,000	900,000	6,997	906,997	15.12%

Source: City of Port St. Joe Utilities Department

B. Sanitary Sewer

Development proposed at the amendment site would send their wastewater to the City of Port St. Joe Wastewater Treatment Facility. The City's Wastewater Treatment Facility has a permitted treatment capacity of 3,100,000 gallons per day (gpd) utilizing a 98-acre restricted public access spray field. Flow rates obtained from the City of Port St. Joe Utility Department indicate that the facility is currently running at approximately 830,000 gpd.

The City of Port St. Joe has adopted a Level of Service (LOS) standard for wastewater of 150 gallons per capita per day for residential uses. The average household size for Gulf County based on the 2010 U.S. Census data is 2.34 persons per household. The proposed land use change will result in a wastewater demand increase of 8,073 gpd. As Table 6 shows, the facility will have adequate capacity to absorb the increase in wastewater demand.

Table 6: Sanitary Sewer Capacity Analysis

Year	Permitted Capacity (gpd)	Average Demand (gpd)	Project Demand (gpd)	Total Demand (gpd)	Percent Utilized
2017	3,100,000	830,000	8,073	838,073	27.03%

Source: City of Port St. Joe Utilities Department

C. Transportation

The proposed development is planned for 23 new residential townhomes. The 8th Edition ITE Trip Generation software was utilized to create a trip generation report for the development. Using Residential Condo/Townhouse (ITE Code 230) along with the proposed 23 dwelling units, the software calculated 134 daily trips, 12 PM peak trips (total), 8 PM In trips, and 4 PM Out trips. Please reference the Transportation Study conducted for the proposed amendment in Appendix B.

D. Stormwater

City of Port St. Joe has adopted Level of Service (LOS) standards within the Comprehensive Plan that apply to water quantity and water quality for evaluating impacts associated with developments. The LOS standards for water quantity indicate that post-development runoff shall be no greater than predevelopment runoff.

The City's LOS standards for stormwater management are as follows:

Infrastructure Element Policy 1.1.5: The following level of service Stormwater Management standards shall be used as the basis for determining the availability of facility capacity and the demand generated by a development:

- 25-yr. frequency, 24-hr. duration storm event for those areas designated as residential, commercial, mixed commercial/residential, public, and industrial land use on the Future Land Use Map; and
- 3-yr. frequency, 24-hr. duration storm event for those areas designated as agricultural, conservation, and recreation land use on the Future Land Use Map.
- All new and re-development projects shall comply with the stormwater design and performance standards and stormwater retention and detention standards contained within section 62-346F.A.C.

Development of the amendment site will comply with the groundwater quality and quantity protection requirements set forth in the Bay County Comprehensive Plan.

E. Solid Waste

The City of Port St. Joe requires all residential households to have garbage pickup. This service is provided by Waste Pro, Inc in partnership with the City of Port St Joe. Waste Pro, Inc., collects all household solid waste within the City and disposes the solid waste at the Bay County Waste to Energy Facility (Incinerator). The facility is a 500 Tons per Day Waste to Energy facility located in Bay County (just north of Panama City, Florida). The facility produces about 13 Megawatt per hour of electricity that is utilized throughout the state of Florida and has sufficient long range capacity.

The City adopted a residential level of service standard for solid waste of 8 pounds per person per day. The proposed land use change will result in a solid waste demand increase of 430.6 pounds per day or 0.2153 tons per day. There is more than adequate capacity at the Bay County facility.

D. Public Schools

The proposed amendment site is being planned for 23 townhome units. Utilizing a single-family school generation rate of 0.3047, the proposed 23 townhomes would generate a total of 7 school age children. The amendment site is located within the South Concurrency Service and Attendance Area of the County.

The available capacity along with planned capacity improvements serves as the base for predicting future available capacity. Table 7, below, shows that there is adequate capacity to serve the proposed development through the Public-School Facility 5- year planning time frame.

Table 7: School District Available Capacity, 2013-2014

School Type	Fish Capacity ¹	Actual Enrollment	New Student Capacity	Proposed Amendment	Surplus (+)/ Deficiency (-)
Port Saint Joe Elementary	760	571	590	2	588
Port Saint Joe Junior Senior High	997	495	507	5	502
Total	1,757	1,066	1,097	7	1,090

¹= FISH = Florida Inventory of School Houses

Source: Gulf County School District 5-Year Work Plan, 2013-2014

VII. Urban Sprawl Analysis

Chapter 163.3177(6)(9)(a), Florida Statutes, provides a thirteen-point list of indicators to help in the evaluation of whether a proposed FLU change would constitute urban sprawl. An analysis of the thirteen points as applied to the Bay County Comprehensive Plan amendment is provided below:

163.3177(6)(9)(a)(I): Promotes, allows or designates for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

The proposed amendment is located within the urbanized area of the City of Port St. Joe and will provide for higher density within an area with urban services.

The proposed amendment would encourage a more efficient compact development pattern by allowing higher density uses within this portion of the City. Therefore, the proposed amendment will not promote, allow or designate for development of substantial areas of the jurisdiction to develop as low-intensity, low density, or single-use development or uses in excess of demonstrated need.

163.3177(6)(9)(a)(II): Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

The proposed amendment does not promote, allow or designate significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. The proposed amendment is located within an urbanized area of the City of Port St. Joe.

The proposed amendment area is an ideal location for infill higher density residential development within the existing urban area of the City, as it is situated in between and walking distances to an elementary and high school.

163.3177(6)(9)(a)(III): Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development.

The proposed amendment does not promote, allow, or designate urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development. The proposed townhome development fills in a gap in existing residential and public uses.

The proposed expansion area is an ideal location for infill development within the existing urban developed area, as it is situated within walking distances to churches, parks and schools.

163.3177(6)(9)(a)(IV): As a result of premature or poorly planned conversion of rural land or other uses, fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

The proposed amendment is not located within a rural area and does not fail to adequately protect and conserve natural resources. The amendment site does not contain any wetlands or no known endangered or protected species. The proposed amendment will require enhanced treatment of stormwater to remove pollutants before it becomes runoff into the surface water system.

163.3177(6)(9)(a)(V): Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

The amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County.

163.3177(6)(9)(a)(VI): Fails to maximize use of existing public facilities and services.

The proposed amendment does not fail to maximize the use of existing public facilities and services. The amendment area is within the urbanized area of the City and has adequate capacities to serve the site over the next planning horizon. Furthermore, increasing the residential density on the site will allow the property to be develop in a more efficient and sustainable pattern.

163.3177(6)(9)(a)(VII): Fails to maximize use of future public facilities and services.

The proposed amendment provides higher density residential development that will connect to central water and sewer facilities, thus limiting nitrate loading. Increased density and clustering

provides for the cost-efficient delivery of public facilities and services. Therefore, the proposed amendments will not fail to maximize future public facilities and services.

163.3177(6)(9)(a)(VIII): Allows for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

The proposed map amendment does not allow for land use patterns or timing which disproportionately increase the cost in time, money, and energy of providing and maintaining facilities and services. Municipal services are available to the proposed amendment area including, roads, central potable water and sewer services, law enforcement, education, health care, fire and emergency response, and general government of the City.

163.3177(6)(9)(a)(IX): Fails to provide clear separation between rural and urban uses.

As previously mentioned, the proposed amendment area is located within the urbanized area of the City of Port St. Joe. The City's Comprehensive Plan was established to allow for higher density within the city that will promote efficient use of utilities and development, while preserving rural and low-density land uses of the County.

163.3177(6)(9)(a)(X): Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

The City of Port St. Joe provides for increased development standards within the urbanized areas to try and discourage urban sprawl while providing areas for residents to work, shop and live in a relatively compact area. Therefore, the proposed amendments will provide needed opportunity for infill residential development and will not impede redevelopment of existing neighborhoods and communities.

163.3177(6)(9)(a)(XI): Fails to encourage an attractive and functional mix of uses.

As mentioned above, the proposed amendment is located within a developed area of the City and is in walking distances to the community that is home to many residential subdivisions, a fire station, two public schools and nearby commercial establishment. Therefore, the proposed amendments do not fail to encourage an attractive and functional mix of uses.

163.3177(6)(9)(a)(XII): Results in poor accessibility among linked or related land uses.

The proposed land use change does not result in poor accessibility among linked or related land uses.

The proposed amendment area is situated along Long Avenue which is part of the grid network of streets providing City wide connections.

163.3177(6)(9)(a)(XIII): Results in loss of significant amounts of functional open space.

The proposed amendment is located within the City of Port St. Joe and will not result in the loss of significant amounts of functional open space. Promoting and encouraging higher densities and intensities within the urbanized and/or incorporated areas of the County will result in the preservation of large tracts of open space that will enable the unincorporated areas to maintain its rural character.

In addition to 163.3177(6)(9)(a), F.S., Chapter 163.3177(6)(9)(b) of the Florida Statutes provides an eight-point list of development patterns and urban forms. If the proposed amendment incorporates four or more of the development patterns or urban forms, it is determined to discourage the proliferation of urban sprawl. The four patterns and/or forms that best describes the proposed amendment are listed below.

163.3177(6)(9)(b)(I): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

The proposed amendment does not have an adverse impact on natural resources and ecosystems. Development of the site will not impact any environmentally sensitive areas such as wetlands or protected and endangered species.

163.3177(6)(9)(b)(II): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

The proposed map amendment promotes the efficient and cost-effective provision or extension of public infrastructure and services. Increased density and clustering provides for the cost-efficient delivery of public facilities and services. Municipal services are available to the proposed amendment area as well as the existing community including roads, central potable water and sewer services, stormwater management facilities, law enforcement, education, health care, fire and emergency response, and general government of the City.

163.3177(6)(9)(b)(V): Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

As mentioned above, the amendment site is located within the incorporated and urbanized area of the City of Port St. Joe and does not consist of any significant agriculture or silvicultural areas. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture. Increasing the density on the site will provide for more residential housing opportunity within an urbanized area that can reduce the need within the unincorporated areas of the County. Therefore, the proposed amendment does not fail to adequately protect adjacent agricultural areas and activities, including silviculture.

163.3177(6)(9)(b)(VII): Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

"The intent of the City of Port St. Joe Comprehensive Plan is to create land use opportunities to provide for residential, commercial, retail, civic, and office uses which provide goods and services in close proximity to each other. Urban development patterns are intended to be compact and not to promote strip commercial development; therefore, the City's zoning districts implementing this development pattern include limitations on arterial and collector street frontage and maximum development pattern size. It is also intended that community facilities (recreation, civic, community services, and infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses." This amendment request is compatible with the City Port St. Joe Comprehensive Plan and will provide for additional residential options and opportunities within the City.

CONSISTENCY ANALYSIS

The proposed FLUM amendment is consistent with the Future Land Use Element and other affected elements of the City of Port St. Joe Comprehensive Plan. The following is a specific description of how the proposed FLUM amendment is consistent with the significant subject areas of Future Land Uses, Natural Resources, and Public Facilities and Services of the Comprehensive Plan:

FUTURE LAND USE ELEMENT

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).

The amendment area is located within the City of Port St. Joe and has public services available to serve the site.

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.

The amendment area is located along Long Avenue which is part of the City's overall street grid network and is within walking distance to public parks, schools and churches.

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.

The City of Port St. Joe has available public services available with adequate capacity to serve the amendment site.

CONSERVATION ELEMENT

Policy 1.3.2: The City shall minimize land use disturbance, clearing of native vegetation and removal of top soil. The City shall encourage utilization of Low Impact Design (LID) strategies and techniques and construction best management practices (BMPs), such as use of silt fences and sediment basins to retain sediment onsite during development.

Policy 1.3.3: The following general requirements shall apply to stormwater management systems throughout the City: a) No direct discharge of stormwater to waterways or waterbodies; b) When soil and water table conditions allow, require the use of offsite retention systems for stormwater treatment. c) Promote the use of BMPs and the "Treatment Train" concept by promoting the use of swales and landscape infiltration systems; d) Swale conveyances shall be used to the greatest extent possible; e) Projects in areas zoned for industrial land uses shall assure that industrial pollutants do not enter the stormwater system or come in contact with the surface or ground water.

Development of the proposed amendment area will adhere to the above requirements.

SANITARY SEWER, SOLID WASTE, STORMWATER MANAGEMENT POTABLE WATER AND GROUNDWATER AQUIFER RECHARGE ELEMENT

Policy 1.1.6: All future development and re-development shall protect the functions of natural Stormwater Management features by complying with the level of service as listed within this Plan and by obtaining proper approved Stormwater Management permits from the Florida Department of Environmental Protection, Northwest Florida Water Management District, and requirements of Policy 1.1.5.

Development of the proposed amendment area will adhere to the above requirement.

Policy 1.1.16: Consistent with the urban growth policies of the Future Land Use element of this plan, provision of centralized sanitary sewer and potable water service shall be limited to the service areas shown for these facilities in the support documents of this plan and to areas where the City has legal commitments to provide facilities and services as of the date of adoption of this plan.

The amendment site is located within an area of the City that has existing public services available to serve the site with adequate capacity. The proposed amendment will assist the City in implementing a more efficient development pattern by implementing a land use category that will help provide infill development connect to central water and sewer service.

TRANSPORTATION ELEMENT

Policy 1.2.4: The City shall adopt design standards in the Land Development Regulations relating to control of connections and access points of driveways to roads and roadways. The standards need to address issues such as access control, number of access points and location of access points.

Policy 1.7.2: The City shall require through development regulations the dedication of needed right-of-way and necessary improvements from all new developments.

Policy 1.7.3: All building setbacks shall be measured from the new right-of-way lines for all new construction including the setbacks for additions to existing structures.

Development of the proposed amendment area will adhere to the above requirements.

CAPITAL IMPROVEMENTS ELEMENT

Policy 2.1.1: Development orders or permits will not be issued, or they will be specifically conditioned, upon the availability of public facilities which meet the LOS standards and must be available concurrent with the impact of the development.

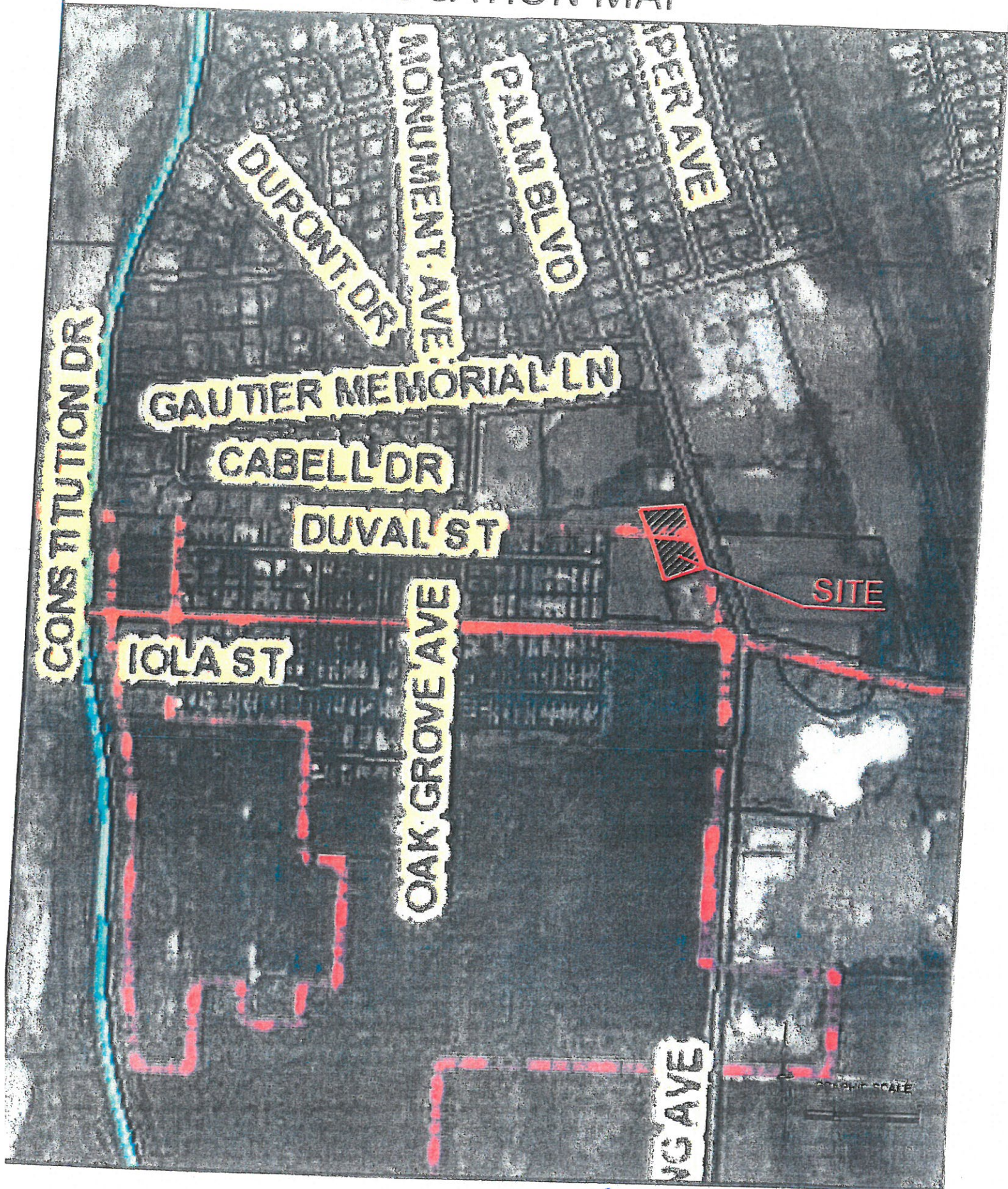
Policy 2.1.2: The availability of public facilities shall be determined and measured for the required public facility types using the adopted Level of Service (LOS) standards contained in the following elements of the Comprehensive Plan: Traffic Circulation Infrastructure, including Solid Waste, Drainage, Potable Water and Sanitary Sewer Recreation and Open Space Public School Facilities Element

A complete public facilities analysis is included in Section VI of this report. Any impacts above the adopted level of service standards will be mitigated for when the property is proposed for redevelopment.

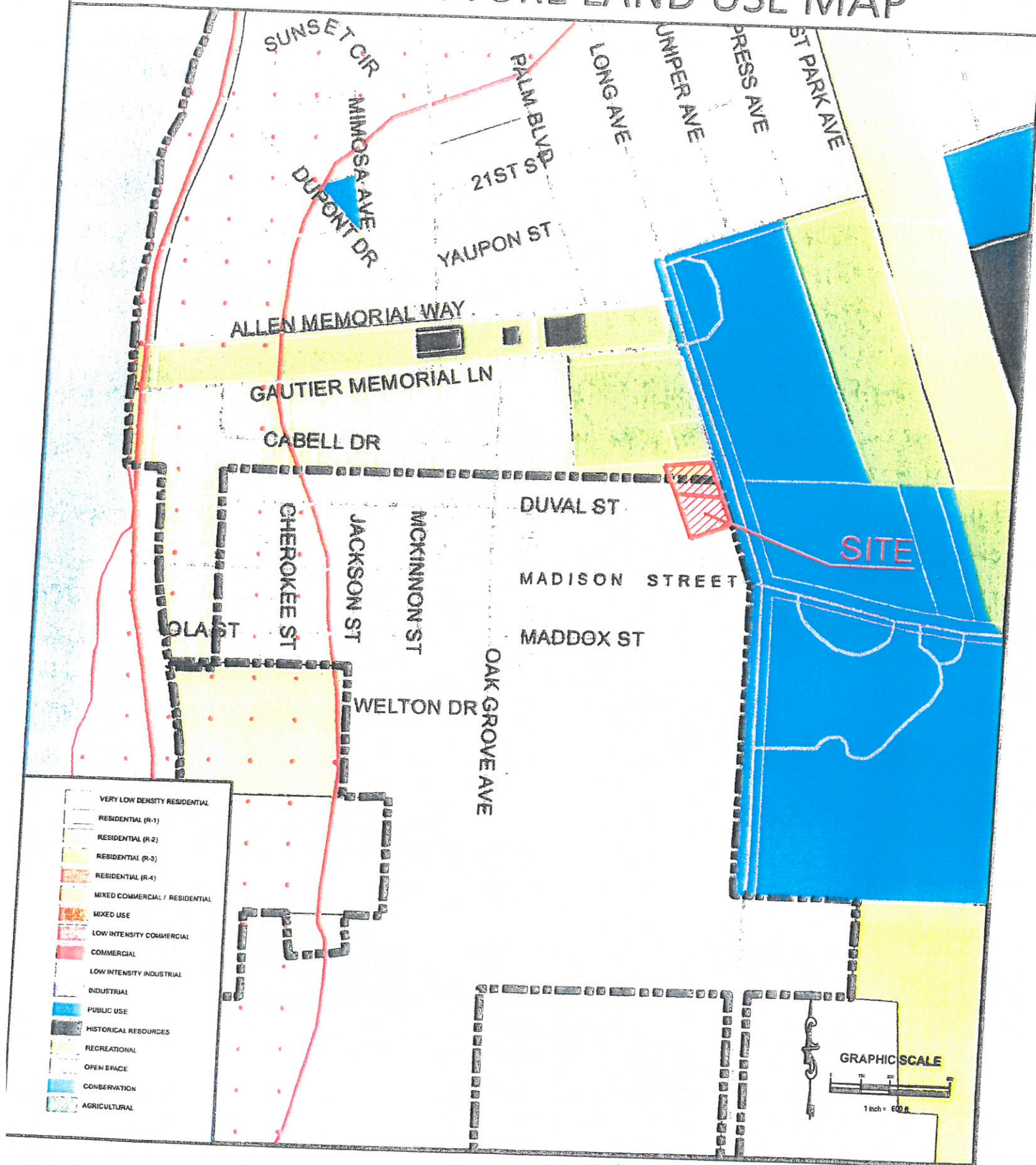
VIII. Figures:

- 1) Location Map
- 2) Adopted Future Land Use Map
- 3) Proposed Future Land Use Map
- 4) Soil Classifications
- 5) Floodplains
- 6) Wetlands
- 7) Biological Hotspots
- 8) Adopted Zoning Map
- 9) Proposed Zoning Map

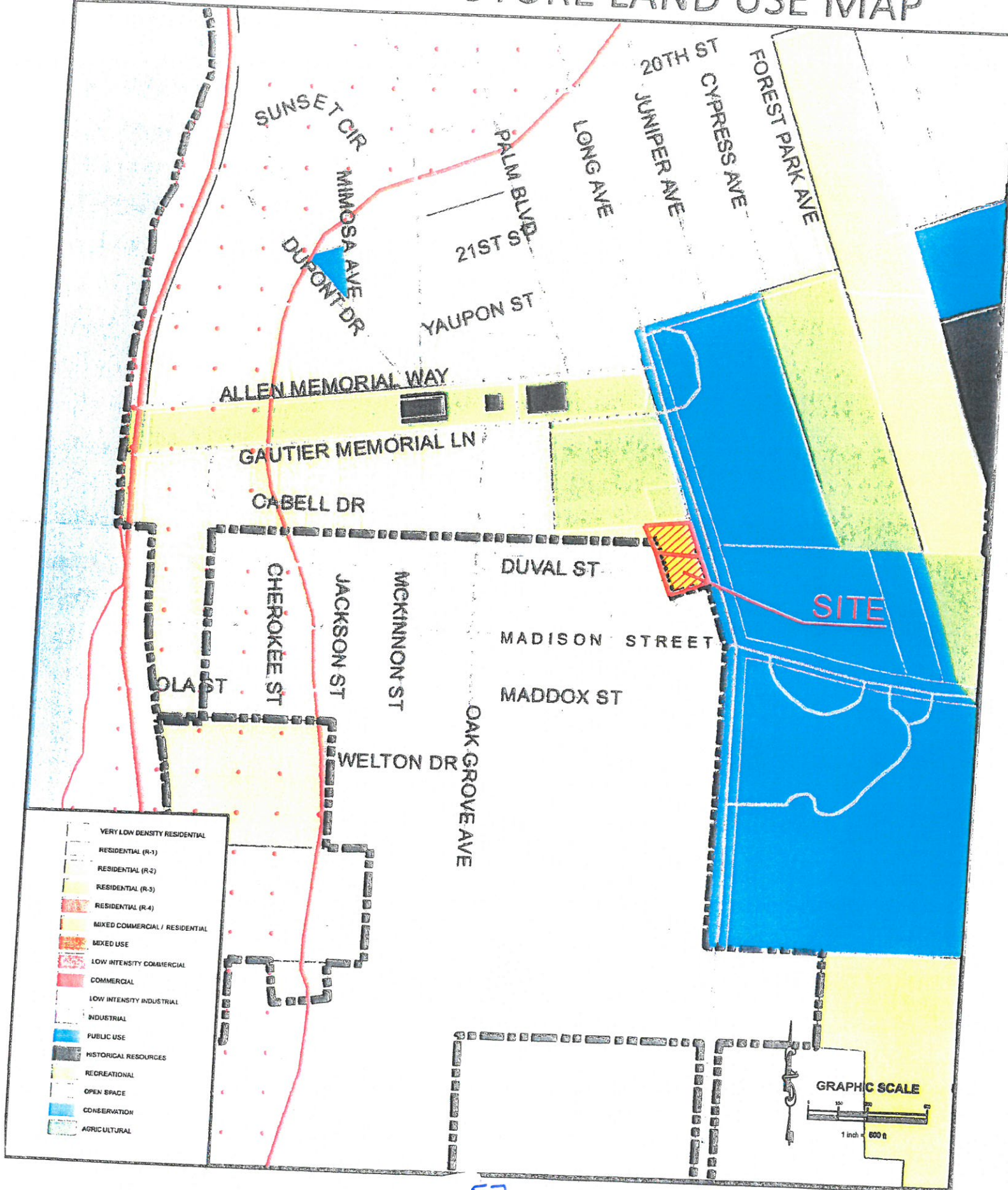
LOCATION MAP



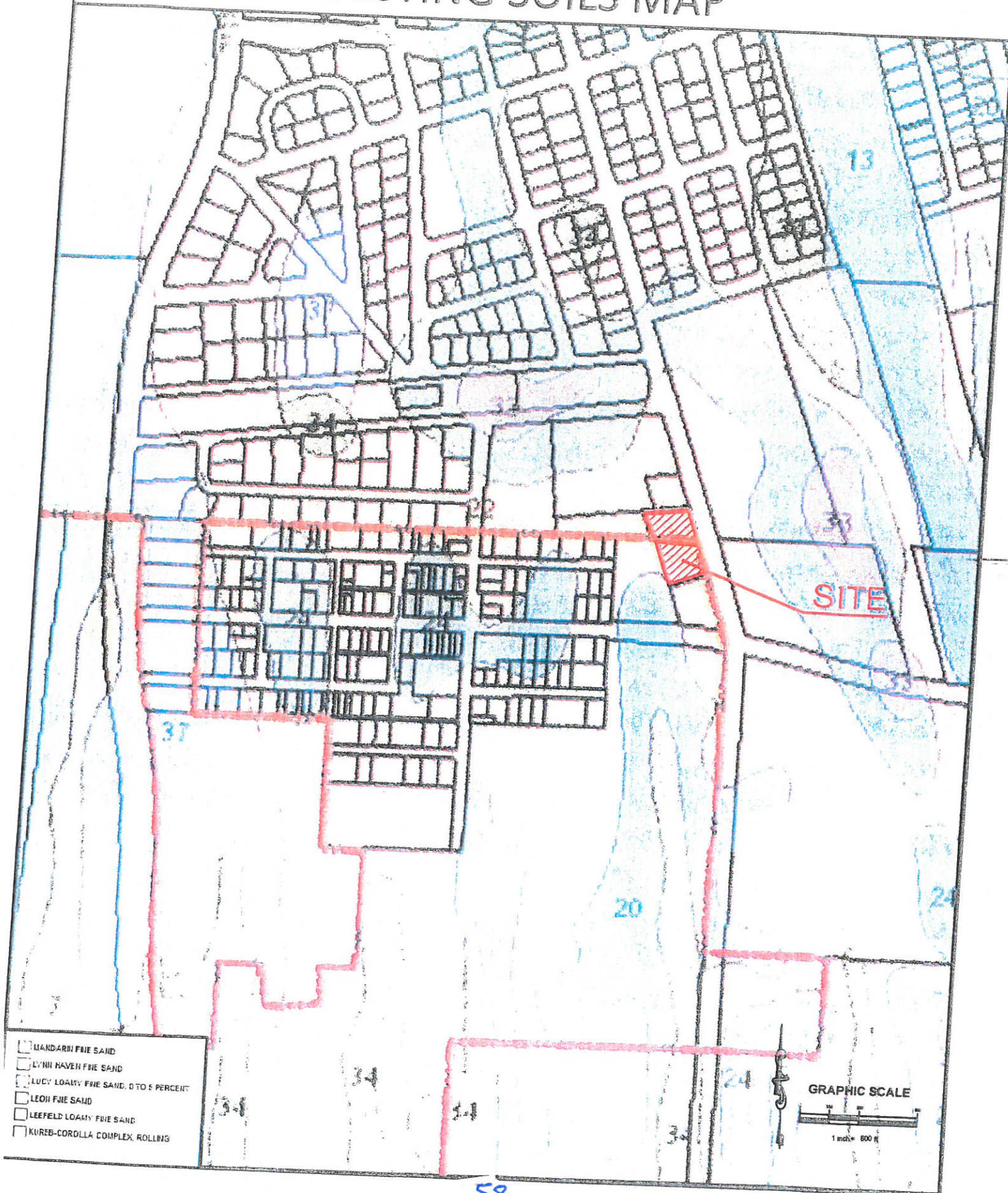
EXISTING FUTURE LAND USE MAP



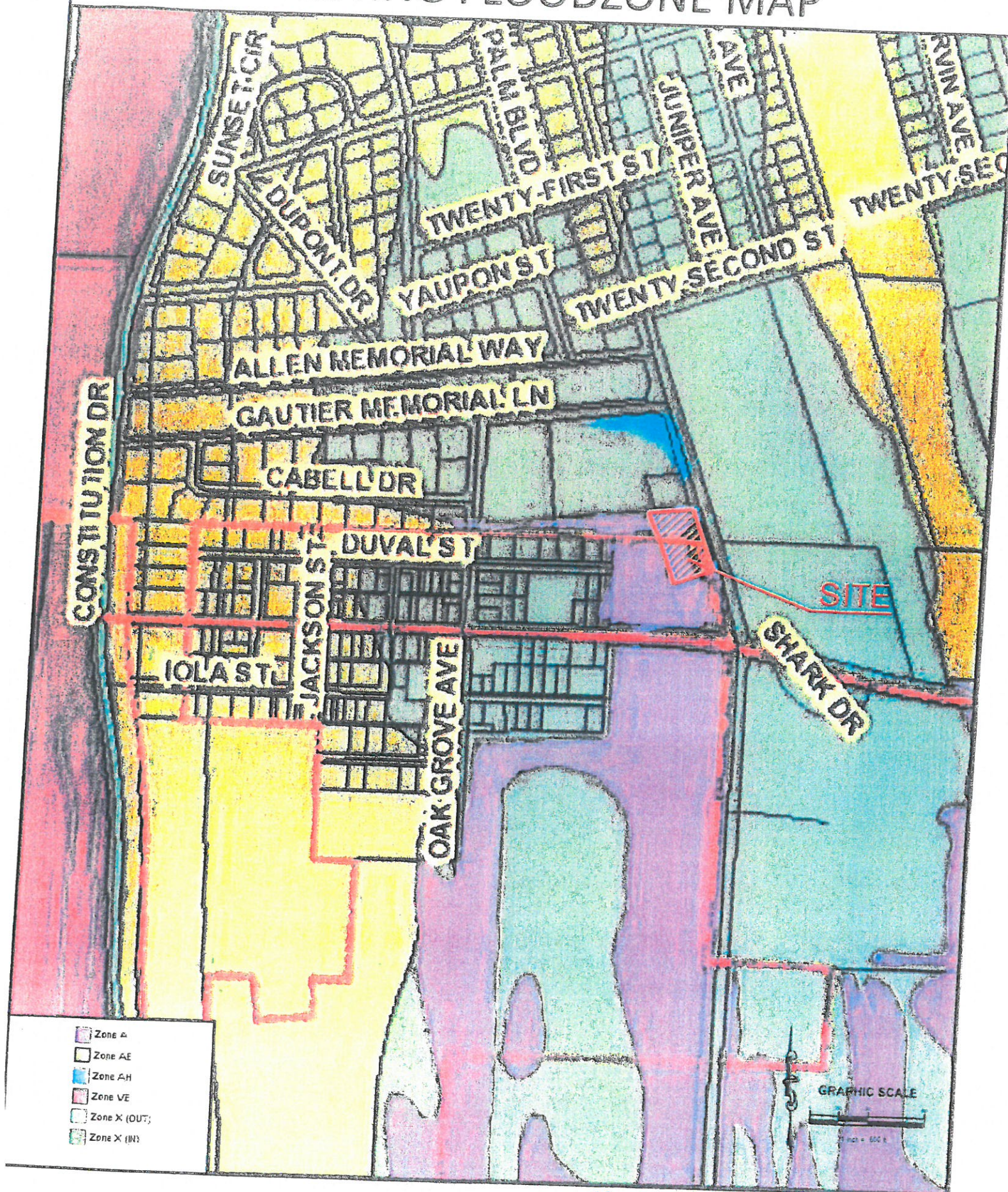
PROPOSED FUTURE LAND USE MAP



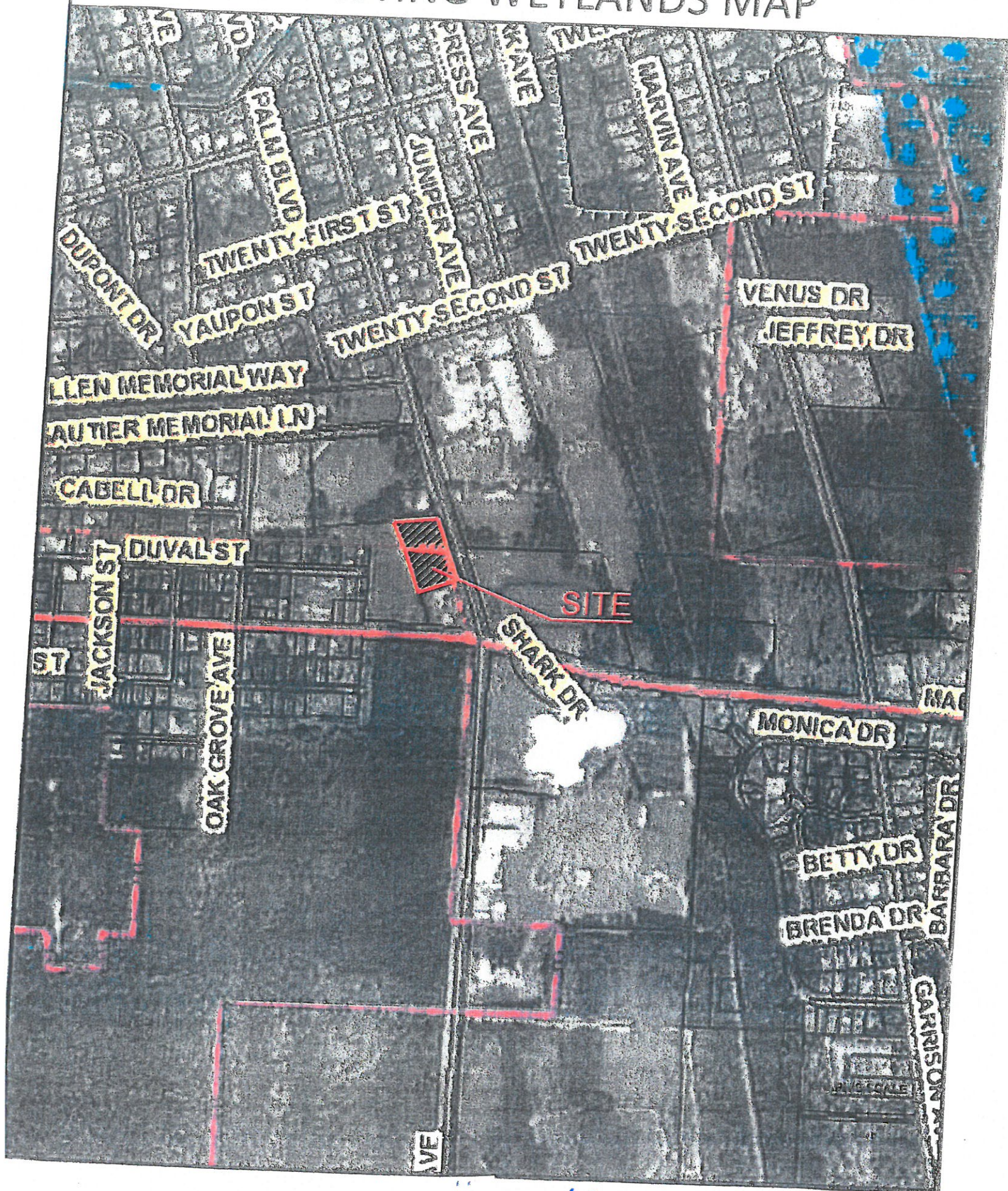
EXISTING SOILS MAP



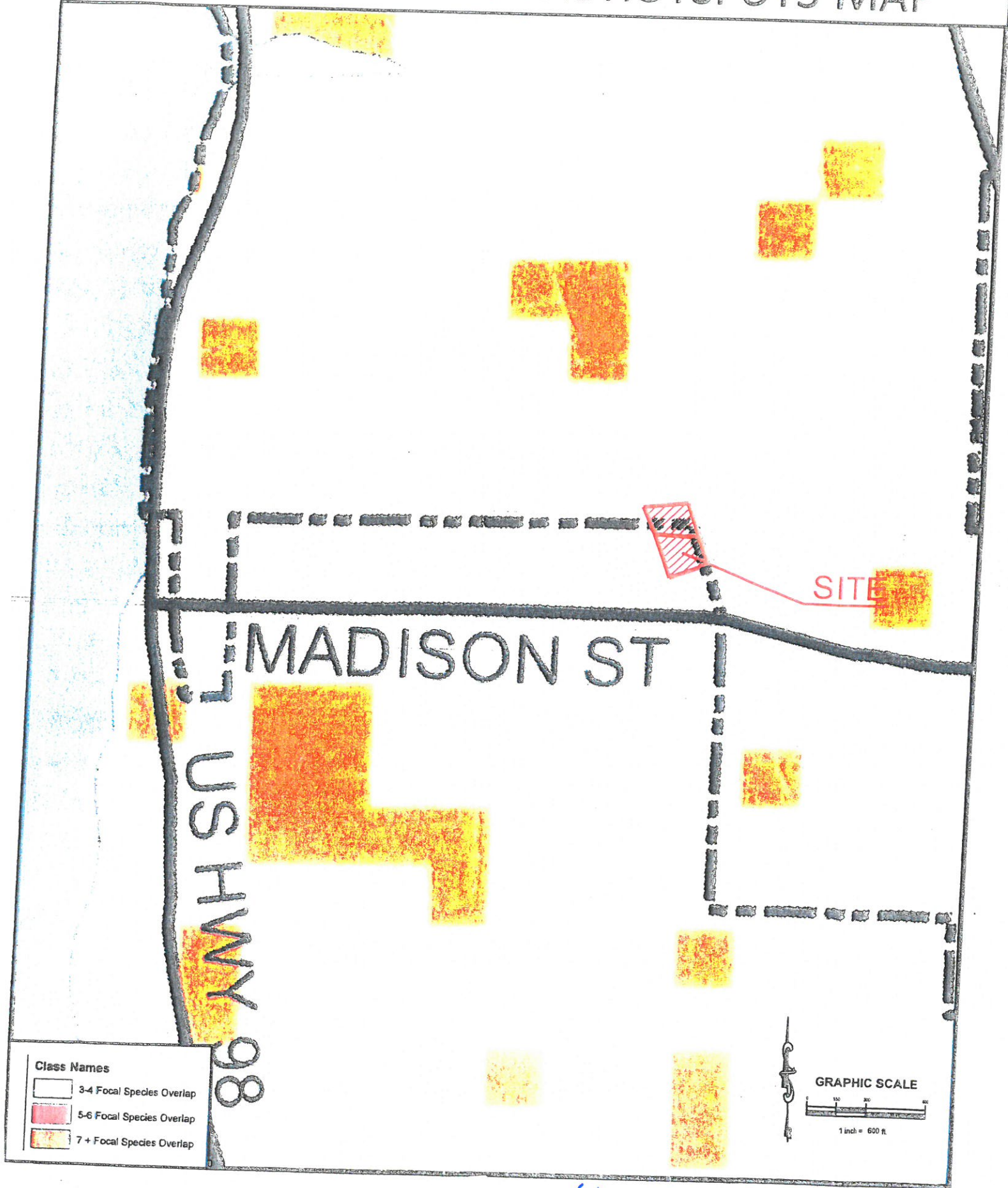
EXISTING FLOODZONE MAP



EXISTING WETLANDS MAP



EXISTING BIOLOGICAL HOTSPOTS MAP



EXISTING ZONING MAP

