

EVALUATION AND APPRAISAL REPORT



Town of Ponce Inlet

2016

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Mary Hoss, Vice Mayor
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PLANNING BOARD

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TOWN ADMINISTRATION

Jeaneen Witt, Town Manager
Cliff Shepard, Town Attorney
Kim Cherbano, Town Clerk
Aref Joulani, Planning and Development Director

TABLE OF CONTENTS	
SECTION ONE	
Executive Summary	A
Town Profile	B
9/17/15- Evaluation and Appraisal (EAR) Staff Report To Town Council	C
10/19/15- Notification Letter to FL Dept. of Economic Opportunity (DEO)	D
10/27/2015 Response Letter from DEO	E
12/17/15 Policy Discussion for 2016 Comprehensive Plan Update	F
SECTION TWO	
Memorandum- 2017 Update to the Comprehensive Plan	G
Transmittal Ordinance	H
Cross Reference- Plan Amendments in Response to EAR Notification Letter	I
SECTION THREE	
Future Land Use- Support Document	J
Transportation- Support Document	K
Housing Element- Support Document	L
Public Facilities- Support Document	M
Coastal Management/Conservation- Support Document	N
Recreation and Open Space- Support Document	O
Intergovernmental Coordination- Support Document	P
Capital Improvements- Support Document	Q
SECTION FOUR	
Chapter 1 Administration and Interpretation Element	R
Chapter 2 Future Land Use Element	S
Chapter 3 Transportation Element	T
Chapter 4 Housing Element	U
Chapter 5 Public Facilities Element	V
Chapter 6 Coastal Management/ Conservation Element	W
Chapter 7 Recreation and Open Space Element	X
Chapter 8 Intergovernmental Coordination Element	Y
Chapter 9 Capital Improvements Element	Z
LIST OF TABLES	
Table II-1 Zoning/Future Land Use Plan Compatibility Matrix	S-8

Table II-2 Future Land Use Amendments	S 22-26
Table III-1 Roads	T-2
Table IX-1 Five-Year Capital Improvement Program (2016-2021)	Z-6
LIST OF FIGURES	
Figure II-1 Future Land Use/ Coastal High Hazard Area Map	S-21
Figure III-1 Transportation Map	T-6
Figure VI-1 Existing Coastal Uses	W-10
Figure VI-2 Wildlife Habitat	W-11
Figure VI-3 Wetland and Other Vegetative Habitat	W-12
Figure VI-4 Undeveloped Areas	W-13
Figure VI-5 Coastal High Hazard Area	W-14
Figure VI-6 Areas Subject to Coastal Flooding	W-15
Figure VI-7 Public Access Routes to Beach and Shore Resources	W-16
Figure VI-8 Historic Preservation Areas	W-17

EXECUTIVE SUMMARY

Effective June 2, 2011 local governments were given more discretion in determining whether they need to update their local comprehensive plan. As such, local governments no longer need to submit evaluation and appraisal reports to the Department of Economic Development (DEO), Community Planning, Development and Services Department (formerly the Florida Department of Community Affairs) for a sufficiency determination. Instead, local governments must determine whether the need exists to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated. This is required to occur at least every seven years, pursuant to Rule Chapter 73C-49, Florida Administrative Code.

On October 19, 2015 The Town of Ponce Inlet transmitted a letter to the DEO indicating that there are necessary changes to be made to the Town's Comprehensive Plan based on changes to state laws as well as other necessary plan amendments. An acknowledgement receipt of the Evaluation and Appraisal Notification Letter was received on October 27, 2015. The letter states that Ponce Inlet's proposed comprehensive plan amendments, based on our Evaluation and Appraisal should be transmitted to the DEO by November 1, 2016, pursuant to Section 163.3191(2), Florida Statutes.

The Support Documents and the updated Goals, Objectives and Policies of each Element will be submitted to the DEO for their review. The Support Documents for each Element are a record of the research and data that went into the changes made to the Comprehensive Plan and are included in the submittal, but ultimately will not be adopted with the Comprehensive Plan.

TOWN PROFILE

Ponce Inlet is located at the southernmost tip of what is often referred to as the Halifax River Peninsula. The town measures approximately 3.75 miles from north to south and 1.5 miles to two miles east to west. The town is bounded on the east by the Atlantic Ocean; on the south by Ponce de Leon Inlet; on the west by the “mainland” shoreline; and on the north by the unincorporated area of Wilbur-by-the-Sea. Much of the westerly two-thirds of the town are comprised of the Halifax River and associated salt marshes and spoil islands. Only the narrow coastal strand is developed and occupied, and is estimated to comprise roughly 689 acres.