

Chapter II
FUTURE LAND USE ELEMENT - 2017
GOALS, OBJECTIVES AND POLICIES

INTRODUCTION

This chapter stipulates goals, objectives and policies for the Future Land Use Element pursuant to F.S. §163.3177(6)(a) and [the Community Planning Act \(2011\) F.S. §163.3161 et. seq through the year 2027 9J-5.006 FAC](#). Besides the goals, objectives and policies, key components of this Future Land Use Element are the visioning process (discussed below) and the [2017-2027](#) Future Land Use Map, Figure II-1, located at the end of this chapter. The text and the map should be taken together as a whole when evaluating the appropriateness of any land use proposal or regulation.

VISIONING PROCESS

[Beginning in In](#) early 2002, the Town of Ponce Inlet embarked on a visioning process that resulted in the establishment of a number of goals which ~~are~~ [were](#) intended to provide the basis for future development. The vision statement that came out of this process was as follows:

Ponce Inlet is and will be a residential haven for those persons who value nature, quiet and privacy. It offers a small town lifestyle where people feel safe and should have easy access to small scale businesses serving their needs. The community will continue to be particularly distinguished by its natural beauty and its access to nature. It has ensured that its built environment is of high quality and appropriate scale while protecting historic features. The community will be recognized for the professionalism and integrity of its government and the high level of citizen involvement and participation in the life of the community.

Responding to a questionnaire that was sent out to the Town's residents, the following community values emerged as being the most important:

- Quiet and privacy.
- Safety.
- Access to nature and open space through parks, bike paths and sidewalks.
- The small town character of the community.
- The Town's history.

This, in turn, led to a series of recommendations that were established by the visioning committee. These are:

- Continue to provide the current high level of public safety services that the community values. Government officials should specifically ensure that:
 - Response times are maintained.
 - A highly visible police force is provided.
 - Investment is made to provide new public safety technologies.
 - EMT/ALS services are provided.
- Create neighborhood-based residential development policies and regulations that fit the house to the property and respect the character of the community and neighborhood.

- 48 • Update and consistently apply all code enforcement policies. Specific policies must
49 be developed and enforced that ensure that Ponce Inlet will not become a rental
50 community characterized by a high turnover in residential areas.
- 51 • Review and update commercial land development regulations to encourage:
52 ○ The development of small scale, quiet businesses that serve residents.
53 ○ The creation of a historic overlay district for appropriate commercial and
54 residential areas.
- 55 • Establish an open space acquisition program to include:
56 ○ An oversight committee.
57 ○ A site prioritization system.
58 ○ A financing mechanism.
- 59 • Create a sidewalk and bikepath network master plan that will provide adequate
60 capacity and ease of access from anywhere in the community.
- 61 • Establish a public education and communication program regarding the water
62 supply master plan.
- 63 • Establish a historic preservation program to include:
64 ○ The development of a historic preservation plan that includes community
65 involvement.
66 ○ The identification and pursuit of funding sources.
67 ○ Strategies to use historic preservation as a growth management tool.

68
69 | **FUTURE LAND USE CATEGORIES**

70
71 | *For purposes of this Future Land Use Element, future land uses are categorized as follows:*

- 72
73 • ***Low Density Single-family Residential***
74 This category includes land used for low density, detached single-family dwellings at
75 a density not exceeding 3.3 dwelling units per acre (du/a) (including an allowance for
76 streets and utility easements).
- 77
78 • ***Medium-Low Density Single-family Residential***
79 This category provides for detached single-family dwellings at a density of more
80 than 3.3 du/a up to 4.3 du/a.
- 81
82 • ***Medium Density Single-family Residential***
83 This category provides for the most densely developed areas of detached single-
84 family residential development of more than 4.3 to up to 5.6 dwelling units per acre
85 (du/a).
- 86
87 • ***Medium-High Density Multi-family Residential***
88 This category includes land used for single-family housing, two-family dwellings and
89 multi-family development at a density of more than 5.6 up to 12 du/a.
- 90
91 • ***High Density Multi-family Residential***
92 This category may include relatively high density multi-family residential
93 development including permitted principal and accessory uses, such as garages and
94 structured parking (in association with permitted principal uses only), boat slips
95 (but not to include new marinas), maintenance facilities, existing uses, etc, with a

96 density of more than 12 du/a up to 40 du/a within the Town's Land Use and
97 Development Code. Riverfront commercial uses may be considered in this category
98 only within a planned waterfront development district at the southerly terminus of
99 Front Street.

100
101 • ***General Retail Commercial***

102 This category includes land used for retail commercial establishments that provide
103 the goods and services used frequently by the residents of the Town. As stated in the
104 Future Land Use Element Support Document's assessment of future acreage
105 requirements, very little retail commercial land is anticipated to be needed to meet
106 future needs as the Town completes its development to build-out. As redevelopment
107 of existing retail commercial areas occur or uses change within an existing retail
108 commercial area, said redevelopment and uses shall reflect the character as
109 identified in the Town's vision statement for small scale, quiet businesses that serve
110 the town residents.

111
112 • ***Riverfront Commercial***

113 This category includes land and water oriented uses and activities that reflect and
114 enhance the unique character of the waterfront, preserve and protect to the
115 maximum extent feasible both physical and visual access to the waterfront, and
116 create a water-oriented environment wherein town residents and visitors can mingle
117 in harmony and mutually enjoy the town's unique waterfront heritage. The intent is
118 to promote development that will be of a scale as to promote social interaction.

119
120 Recreational and working waterfront uses shall be given preference in this land use
121 category, especially those uses that are water dependent and water enhanced.
122 Representative uses within the riverfront commercial designation are wet boat
123 storage (e.g., marinas, boat basins, etc.) and dry boat storage, boat sales and
124 services, fishing charter boat dockage, fishing and boating equipment and supplies,
125 sailing equipment and lessons, bicycle and boat rentals, chandleries, seafood
126 markets, restaurants, boatels, and boat construction and repairs. General retail
127 commercial establishments that provide the goods and services used frequently by
128 the residents of the town may also be permitted in this category, such as barber
129 shops, beauty salons, newspaper/book shops, delicatessens, drug stores, dentists,
130 and doctors. These retail sales and services should be located primarily upland from
131 the immediate shoreline.

132
133 Limited residential uses may be allowed outside the coastal high hazard area for
134 owner and employee housing, not to exceed one residential unit per business. Single-
135 family, two-family and multi-family residential uses may also be allowed within the
136 riverfront commercial category only within a planned waterfront development,
137 where density rights exist within the unified ownership of the development, no
138 increase in allowable residential density is permitted, and the residential
139 development is located outside the coastal high hazard area.

140
141 For the purpose of this comprehensive plan, recreational and commercial working
142 waterfront facilities are defined as:
143

144 *"Those parcels and/or facilities that are open to the public and offer public*
145 *access by vessels to the waters of the state, or that are support facilities for*
146 *recreational, commercial, research, or government vessels. These facilities*
147 *include docks, wharfs, lifts, wet and dry boat storage, marinas, boat ramps,*
148 *boat hauling and repair facilities, commercial fishing facilities, and other*
149 *support structures over the water. Gambling or gaming vessels are not*
150 *included in this definition."*

151
152 The term "water dependent uses" shall mean uses that require water frontage (e.g.,
153 marinas). The term "water enhanced uses" shall mean uses that are enhanced by
154 proximity to water (e.g., restaurants).

155
156 • ***Public/Institutional***

157 This category includes land used for any lawful governmental activity or facility of
158 federal, state and local governments, which are particularly and peculiarly related to
159 serving the public welfare. Additionally, it includes areas used for quasi-public and
160 private activities or facilities which will serve the public interest in an educational,
161 recreational, or scientific context; it also includes the Ponce de Leon Light Station
162 (i.e., the Lighthouse).

163
164 • ***Parks and Open Space*** ~~(PO)~~

165 This category includes primarily governmentally owned lands used for parks and
166 open space. Passive and active recreational uses, and accessory uses, may be
167 allowed. Parks and open space lands developed with active recreational uses shall be
168 properly screened and buffered in order to minimize potential adverse impacts on
169 adjacent land uses.

170
171 • ***Conservation Land***

172 This category includes existing land areas that are regulated and/or managed for
173 conservation purposes. Such areas may include surface waters, wetlands,
174 floodplains, flood-prone areas, areas subject to severe erosion from action of waves
175 and currents, and adjacent uplands needed to provide natural buffer zones. Natural
176 buffer zones shall consist of intact natural communities comprised predominantly of
177 appropriate native vegetative species in the over-story, shrub, and understory
178 layers. These areas are designated on the Town's Existing and [2017-2027](#) Future
179 Land Use Map as "Conservation," and include salt water marshland, as well as
180 mangrove areas; they also contain land that, for much of the year, is high and dry.
181 But, because much of this latter category is eight feet or less above sea level, it is
182 highly susceptible to flooding. The Town has regulations that permit limited
183 development in these areas, and such restrictions mandate large lot areas for
184 subdivision and special construction techniques to minimize the damage that could
185 be caused by flooding. Lands identified by this plan element as parks and open space
186 areas are not included in the "conservation" category. Single-family residences are
187 permitted subject to compliance with the regulations of this comprehensive plan and
188 the Town Code. Minimum lot sizes in this district are 20 acres. Passive recreational
189 amenities which have minimal impact and are located outside environmentally
190 sensitive areas, such as picnic tables, sitting areas and nature walks, are also
191 considered appropriate in this land use category.

192
193 **GENERAL GUIDELINES AND PRINCIPLES FOR FUTURE LAND USE**
194 **DEVELOPMENT**
195

196 In addition to the above, the following general guidelines and principles are consistent and
197 compatible with the vision for the Town as it continues to develop into the future.
198

- 199 1. The Town should continue to reflect a predominately residential character.
- 200 2. Residential areas shall be protected from encroachment by incompatible land uses.
201 Whenever possible, gradual transitions and/or buffers shall be provided between
202 residential areas and predominantly nonresidential activities. Side or rear lot lines
203 are favored over local streets as boundaries between residential areas and
204 commercial land uses. A collector street is favored over lot lines as a boundary.
- 205 3. Land use and development adjacent to historic and archaeological sites and within
206 scenic vistas shall be scaled and arranged to preserve and enhance the significant
207 attributes of such sites or vistas.
- 208 4. Land use and development shall occur in a manner that maintains the essential
209 ecological systems, and particularly, preserves as much as possible of the significant
210 attributes of the natural environment, including the undulating topography, the
211 coastal scrub vegetation, the salt marshes and mangrove swamps, the clarity and
212 purity of the surface waters, and the natural drainage and aquifer recharge
213 patterns.
214

215 **Goal 1. Promote a continuation of the existing residential character of the Town while**
216 **maintaining it as an attractive, comfortable and safe place to live.**

217 *Objective 1.1:* The Town's ~~zoning and subdivision regulations and other land use and~~
218 ~~development regulations~~ Land Use and Development Code (LUDC) shall be utilized as a
219 means of ensuring conformance with the Comprehensive Plan and the Town's charter.

220 *Policy 1.1.1:* The Town shall maintain its ~~land development regulations~~ LUDC, which
221 provides that no use or development of land will occur except in conformance with the
222 Comprehensive Plan through the year 2027.

223 *Policy 1.1.2:* All land use amendments shall be in accordance with the Zoning/Future Land
224 Use Plan Compatibility Matrix (Table II-1).
225

226 *Policy 1.1.3:* In accordance with the Town's charter, the ~~land use regulations~~ LUDC shall
227 prohibit all buildings exceeding 35 feet in height. Additionally, the LUDC shall allow
228 structures to exceed 35 feet in height only when required by law.
229

230 *Policy 1.1.4*

231 a) The Town ~~acknowledges that it~~ is partially located within the Coastal High Hazard
232 Area (CHHA) ~~and the Town~~ recognizes the importance of considering in its land use
233 planning the capability to safely evacuate the coastal population proposed in the future
234 land use element in the event of an impending natural disaster, pursuant to the
235 requirement of F.S. Ch. 163.3178(d) to "direct population concentrations away from
236 known or predicted coastal high hazard areas." The Town also acknowledges that it is at
237 the end of a barrier island, and has limited capacity ~~and desire~~ for additional density or

238 population growth beyond what is possible under ~~the adopted existing~~ future land use
239 designations. Accordingly, except as specifically provided below, ~~it shall be a policy of~~
240 the Town ~~shall not approve to allow~~ any ~~reclassifications of lands from those identified~~
241 ~~on the increases to residential density on the 2017~~ Future Land Use Map ~~and/or Zoning~~
242 ~~Map without first ensuring the adopted level-of-service for hurricane evacuation is~~
243 ~~maintained or that appropriate mitigation will be provided pursuant to F.S. Ch.~~
244 ~~163.3178(8) labeled Figure II-2 at the end of this chapter to any other classification that~~
245 ~~would allow any increase in residential density. Moreover, except for the areas affected~~
246 ~~by the exceptions provided below, no rezonings in the CHHA shall be allowed if such~~
247 ~~rezoning will result in an increase in density, including but not limited to rezoning to~~
248 ~~planned waterfront development. This policy shall not be used as the sole determinant~~
249 ~~for review of future land use and zoning map amendments, and shall not obligate the~~
250 ~~Town to approve such amendments that fail to meet the other applicable policies of this~~
251 ~~plan.~~ This policy shall also not be interpreted as prohibiting otherwise allowable
252 replattings within an ~~adopted future existing~~ land use category, even if a consequence of
253 such actions is an increase in the projected build-out population of the Town of Ponce
254 Inlet.

255 b) Notwithstanding the above, development on a portion of parcel 6430-00-01-0022 and all
256 of parcels 6430-00-01-0060 and 6430-00-01-0080, comprising 3.05 acres more or less,
257 ~~and~~ located on the west side of South Peninsula Drive between Calumet Avenue and
258 Inlet Harbor Road, ~~shall be re and~~ designated ~~from a combination of conservation and~~
259 ~~low density single-family residential to~~ low density single-family residential, ~~as depicted~~
260 on the 2017 Future Land Use Map, is allowed with the following stipulations:

- 261 1) The Pproperty shall have a maximum allowable development potential of five single-
262 family homes.
- 263 2) A 50-foot-wide shoreline and wetland buffer easement shall be provided to the Town
264 with any subdivision or development plan application for the northern portion of the
265 property. Said buffer shall not impede reasonable access to a body of water. Limited
266 activities or construction which do not have a significant adverse effect on the
267 natural function of the buffer may be allowed within the buffer, such as pruning,
268 planting of suitable native vegetation, removal of exotic and nuisance pioneer plant
269 species, and the creation and maintenance of walkways.

270 c) ~~Also N~~otwithstanding the ~~above, existing provisions of the Comprehensive Plan~~
271 ~~relating to the Coastal High Hazard Area consistent with state law and administrative~~
272 ~~rule, development on P~~parcel No. 6430-00-01-0022, comprising 3.69 acres more or less,
273 ~~and~~ located on the north side of Inlet Harbor Road and west of South Peninsula Drive,
274 ~~shall be re and~~ designated ~~from Conservation and Low Density Single Family~~
275 ~~Residential to~~ Low Density Single Family Residential, ~~as depicted~~ on the 2017 Future
276 Land Use Map, is allowed with the stipulation to address or mitigate development of
277 that portion of the property located in the Coastal High Hazard Area- CHHA as set out
278 below:

- 279 1) The Pproperty shall have a maximum allowable development potential of nine
280 single-family lots.
- 281 2) A 50-foot-wide shoreline and wetland buffer easement shall be provided to the Town
282 with any subdivision or development plan application for the subject property. Said
283 buffer shall not impede a lot owner's reasonable access to a body of water. Limited

284 activities or construction which do not have a significant adverse effect on the
285 natural function of the buffer may be allowed within the buffer, such as pruning,
286 planting of suitable native vegetation, removal of exotic and nuisance pioneer plant
287 species, and the creation and maintenance of docks and walkways to the docks.

288 3) Residential development of the property shall not have a negative impact on the
289 adopted level of service for out-of-County evacuation for a category 5 storm event as
290 measured in the Saffir-Simpson Scale, or

291 4) If residential development of the property will have a negative impact on the 12-
292 hour evacuation time to shelter during a category 5 storm event as measured on the
293 Saffir-Simpson Scale, hurricane shelter space reasonably expected to accommodate
294 the residents of the development of the subject property shall be available.

295 5) In the event the standards of criteria 3) or 4) are not met, the developer shall
296 provide appropriate mitigation that will satisfy criteria 3) or 4). Appropriate
297 mitigation shall include, but not be limited to, one or more of the following:

- 298 • Payment of money to create shelter space.
- 299 • Construction of a hurricane shelter an evacuation facility to afford hurricane
300 shelter space to the residents located in the ~~Coastal High Hazard Area CHHA~~.
- 301 • Covenants and restrictions conditions that mitigate the hazard by requiring
302 building practices, flood plain protection, beach and dune alteration, and
303 practices of stormwater management, sanitary sewer and land use to reduce
304 the exposure of human life and public and private property to natural hazards.
305 Septic tanks shall not be allowed.
- 306 • With the agreement of the Town, provide or contribute to restoration,
307 enhancement or dedication to the public of natural resources including beach
308 and dunes, estuaries, wetland infrastructure including sidewalks and drainage
309 systems and, if deemed necessary by local government, programs to mitigate
310 future disruptions or degradations on the Property.

311 Mitigation required shall not exceed the amount or contribution reasonably needed to
312 accommodate impacts reasonably attributable to the proposed development. If required,
313 the developer and the Town shall enter into a binding agreement to memorialize the
314 agreed-upon mitigation plan for the development, or portions thereof, located in the
315 Coastal High Hazard Area.

316 d) Development in the CHHA shall be guided by the policies under Coastal Management
317 Element Objective 1.4.
318

319 Policy 1.1.5 Nonconforming lots of record shall be recognized within any zoning district in
320 which single-family dwellings are permitted. A single-family dwelling may be erected,
321 expanded, or altered on any single lot of record, so long as such dwelling is not a
322 nonconforming structure; or, in the case of an existing lawfully established nonconforming
323 structure, the expansion or alteration shall not increase the non-conformity. Such lots must
324 be in separate ownership and not contiguous to other lots in the same ownership.
325
326
327
328
329

330
331
332

**Table II-1
ZONING/FUTURE LAND USE PLAN COMPATIBILITY MATRIX**

FUTURE LAND USE CATEGORY	ZONING CATEGORY											
	C	ELD	R-1	R-2	R-3	MF-1	MF-2	B-1	B-2	PUD	<u>PI</u> <u>PS</u>	PWD
Conservation	C	C	N	N	N	N	N	N	N	M	M	N
Residential												
Low Density	N	M	C	N	N	N	N	N	N	M	N	N
Medium-Low Density	N	N	C	C	N	N	N	N	N	M	N	N
Medium Density	N	N	C	C	C	N	N	N	N	M	N	N
Medium-High Density	N	N	N	N	C	C	N	N	N	M	N	N
High Density	N	N	N	N	C	C	C	N	N	M	N	M
Commercial												
General Retail	N	N	N	N	N	N	N	C	N	C	N	N
Riverfront	N	N	N	N	N	N	N	C	C	C	N	M
Public/Institutional	C	M	N	N	N	N	N	N	N	M	C	M
Parks and Open Space	C	M	M	M	M	M	M	M	M	M	M	M

333

334 | ~~Key: "C" denotes that the zoning classification is compatible with the Future Land Use~~
335 | ~~Category.~~

336

337 | "N" denotes that the zoning classification is not compatible with the future land use
338 | category.

339

340 | ~~"M" denotes that the zoning classification may be compatible with the Future Land Use~~
341 | ~~Category.~~

342

343 | "C" designations indicate which zoning categories are assumed compatible. They provide
344 | the closest approximation to the future land use category. The existing character of the area
345 | is one determinant of the appropriate classification to be accorded on an individual
346 | premises.

347

348 | "M" designations indicate which zoning categories may be considered compatible under
349 | certain circumstances. Stricter consistency requirements may be applied or special criteria
350 | may have to be complied with prior to receiving a rezoning. Site conditions in conjunction
351 | with the existing character of the surrounding area are the determining factors for rezoning
352 | requests.

353

354

355 | *Objective 1.2* The Town shall revise its ~~land use and development regulations~~ LUDC to
356 | provide the specific and detailed provisions necessary to implement this comprehensive
357 | plan.

358

359 | Such regulations shall contain performance standards which:

360

a) Address buffering and open space requirements;

361

b) Preserve the historic setting and scenic view of the historic Ponce Inlet Lighthouse;

- 362 c) Address safety and aesthetic considerations relating to buildings, signage and
363 landscaping;
- 364 d) Address the use of buffering, land use transitions, setbacks, and site design to
365 minimize potential conflicts between residential and commercial uses;
- 366 e) Require the provision of adequate drainage and stormwater management and safe
367 on-site traffic flow, considering the need for vehicle parking; and
- 368 f) Address the protection of environmentally sensitive lands and water.

369
370 | *Policy 1.2.1* The Town shall ensure that its ~~land use and development regulations~~ LUDC
371 | provides the specific and detailed provisions necessary to implement the Comprehensive
372 | Plan.

373
374 | *Policy 1.2.2:* All development in any zoning district is limited to a maximum
375 | building height of 35 feet. Additional land use density and intensity standards
376 | are provided below. Maximum density or intensity of use is based on the gross
377 | land area included in each existing land use category. Floor area ratio is
378 | determined by dividing the gross floor area of all buildings on a lot by the total
379 | area of that lot.

- 380
381 a) *Low density single-family residential:* a maximum of 3.3 dwelling units per acre
382 (du/a).
- 383 b) *Medium-low density single-family residential:* more than 3.3 to a maximum of 4.3
384 du/a.
- 385 c) *Medium density single-family residential:* more than 4.3 to a maximum of 5.6 du/a.
- 386 d) *Medium-high density multi-family residential:* a maximum of 5.6 for single-family, a
387 maximum of 8.7 du/a for two-family, and a maximum of 12 du/a for townhouses and
388 multi-family residential.
- 389 e) *High density multi-family residential:* a maximum of 6.7 du/a for single-family, a
390 maximum of 8.7 du/a for two-family, a maximum of 12 du/a for townhouses, and a
391 maximum of 40 du/a for multi-family residential.
- 392 | f) *General retail commercial ~~development:~~* buildings not exceeding 35 feet in height
393 and 35 percent lot coverage.
- 394 g) *Riverfront commercial:* Buildings not exceeding 35 feet in height and a floor area
395 ratio (FAR) up to 0.35. The total floor area of any building shall not exceed 5,000
396 square feet, or otherwise as adopted in the lighthouse overlay district (whichever is
397 most restrictive). Residential uses not to exceed 2.9 du/a for employee or business
398 owner housing on sites which are outside of the coastal high hazard area.

399 | As provided in Objective 4.2 of this Future Land Use Element, ~~certain limited~~ lands
400 | within the riverfront commercial category may qualify to be permitted to develop
401 | under a planned waterfront development district (PWD). In those limited
402 | circumstances, the following density and intensity standards shall apply:

- 403 | 1) Buildings larger than 5,000 square feet of floor area may be allowed for specific
404 | purposes, as provided for in policy 4.2.4 of this Future Land Use Element. In no
405 | event may a retail sales and/or service business exceed 5,000 square feet of floor
406 | area. "Retail sales and/or service business" for this purpose is defined as a
407 | separate structure or a building or tenant space sharing a common wall through

408 which no access is allowed, but does not include boat construction and repair
409 facilities.

- 410 2) Residential densities not exceeding 2.9 du/a. However, 6.7 du/a, calculated only
411 on those lands located outside the coastal high hazard area. All units shall be
412 placed outside the coastal high hazard area through a distribution of existing
413 residential density rights in an aggregated development, not to exceed a density
414 of 6.7 du/a in the lands outside the CHHA. (Ddensities above 2.9 du/a may only
415 be achieved through such a transfer of development rights within the planned
416 waterfront development) and by implementing development agreements that
417 incentivize the provision of recreational and working waterfronts (including
418 water dependent uses along the shoreline), riverfront public walkways, open
419 spaces to which the public is provided access, and other public benefits).
- 420 3) Floor area ratios for non-residential uses greater than 0.35, but not exceeding
421 0.48 may be achieved only through a planned waterfront development district
422 and by implementing development agreements that incentivize the provision of
423 recreational and working waterfronts.
- 424 4) Development within a planned waterfront development shall include the
425 following standards for mix of uses. For lot area, the Town shall calculate those
426 upland land areas utilized for each use, excluding roadways, public and private
427 streets, and dedicated utility easements. For mixed use structures and support
428 areas (such as parking lots), the lot area shall be pro-rated on a reasonable basis.
429 For example, shared mix use parking areas may be apportioned based on the
430 parking generation of each use, and mixed use structures may be apportioned on
431 the pro-rated floor area for each use.
- 432 • Recreational and commercial working waterfronts: 20%—80% of the lot area.
 - 433 • Residential uses: 0%—60% of the lot area.
 - 434 • Water enhanced and general retail uses: 20%—60% of the lot area.
- 435 h) *Public/institutional*: buildings not exceeding 35 feet in height and 35 percent lot
436 coverage.
- 437 i) *Parks and open space*: buildings not exceeding 35 feet, and ten percent lot coverage.
438

439 *Policy 1.2.3*: Redevelopment of parcels that were developed in accordance with the Ponce
440 Marina/Harbour Village ~~PWD~~ PUD Development Agreement must be governed by the
441 development agreements.
442

- 443 a) The following parcels listed by tax parcel identification numbers are limited to the
444 densities and intensities provided for in the Ponce Marina/Harbour Village
445 Development Agreements (not to exceed 988 dwelling units): 6419-01-00-0073, 6419-
446 01-00-0074, 6419-30-00-0001, 6419-26-00-0001, 6419-32-00-0001, 6419-31-00-0001,
447 6419-21-00-0001, 6419-01-00-0079, 6419-01-00-0075, 6419-01-00-0076, 6419-01-00-
448 0071, 6419-23-00-0020, 6419-01-00-0070, 6419-01-00-0077, 6419-45-04-5980, 6419-
449 45-04-600A, 6419-45-04-600B, 6419-45-04-6160, 6419-45-04-6180, 6419-45-04-6040.

450 Some of these sites that are located west of South Peninsula Drive are completely or
451 partially within the coastal high hazard area. The maximum residential cap west of
452 South Peninsula Drive is 334 dwelling units.

- 453 b) Notwithstanding any other policy contained in the Comprehensive Plan, Parcel
454 6419-01-00-0020 (Brady Parcel) as a whole shall be entitled to development as

455 provided for in Ordinance 93-16 and that Development Agreement recorded in Book
456 3831 Page 1769, providing for no more density than one single-family dwelling, boat
457 dock, boat ramp and gate house despite its multiple land use classifications of low
458 density residential and conservation.

459
460 Objective 1.3: The Town has adopted specific strategies to eliminate nonconforming uses
461 within its ~~Land Use and Development Code (LUDC)~~ and shall continue to administer and
462 enforce said strategies.

463 Policy 1.3.1: No development permits shall be issued by the town allowing the expansion
464 or prolonging the economic viability of a nonconforming use as provided in the town's
465 LUDC.

466 Policy 1.3.2: A nonconforming structure may not be reconstructed if the cost to reconstruct
467 such structure would exceed 65 percent of the structure's ~~assessed~~ value as assessed by the
468 Volusia County Property Appraiser, except that lawfully established residential
469 nonconforming structures damaged by terrorist acts, accidental fires or natural disasters
470 may be rebuilt to their original condition if damages exceed 65 percent of the structure's
471 assessed value, subject to current building and life-safety codes and build back standards
472 that restrict the density and intensity of reconstruction to pre-disaster conditions. Such
473 structures will remain nonconforming, and must be reconstructed in compliance with the
474 Town Charter.

475
476 *Objective 1.4:* Prior to the consideration of any proposals to amend a future land use
477 designation that has the effect of increasing residential density in the community, ~~In~~
478 ~~conjunction with Port Orange, Volusia County and Daytona Beach Shores,~~ the Town shall
479 ensure that it maintains out-of-county hurricane evacuation times for a Category 5 storm
480 event as measured on the Saffir-Simpson scale for the total population of the Town at no
481 more than 16 hours from the ~~time of~~ first official evacuation order, ~~to evacuate prior to the~~
482 ~~consideration of any proposals to amend a future land use designation that has the effect of~~
483 ~~increasing residential density in the community.~~

484
485 *Policy 1.4.1:* As provided in Policy 1.1.4 of this element, the Town shall ~~maintain its land~~
486 ~~development regulations and prohibit not approve~~ any future land use ~~amendment~~change
487 or rezoning that would increase currently allowable ~~residential population~~ density, without
488 first ensuring the adopted level-of-service for hurricane evacuation is maintained or
489 appropriate mitigation will be provided pursuant to ~~Policy 1.4.2 of this element and F.S.~~
490 ~~Ch. 163.3178(8). This policy shall not be used as the sole determinant for review of future~~
491 ~~land use and zoning map amendments, and shall not obligate the Town to approve such~~
492 ~~amendments that fail to meet the other applicable policies of this plan.~~ This policy shall not
493 be interpreted to prohibit otherwise allowable re-plattings within an adopted future
494 ~~existing~~ land use category, even if a consequence of such re-platting is an increase in the
495 projected build-out population of the Town. If, in the opinion of the director of the planning
496 and development department, any proposed re-platting or group of re-plattings could
497 ~~compromise the adopted evacuation level of service, raises a question as to the ability to~~
498 ~~evacuate the residents of the town within 16 hours from the initial order to evacuate,~~ the
499 Town shall require the applicant to submit a complete, comprehensive hurricane
500 evacuation analysis ~~be conducted and evaluated~~ prior to approving the any requested
501 replatting.

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~~Policy 1.4.2: In conjunction with Port Orange, Daytona Beach Shores and Volusia County, the town shall establish and promulgate emergency evacuation plans and shall provide copies of these plans to all residents so that they will be informed as to traffic reroutings, directional flow restrictions and intersection controls that will be employed to minimize evacuation times.~~

Objective 1.5: Innovative land development techniques that will improve the quality of development shall be encouraged.

Policy 1.5.1: The Town shall adopt maintain and revise, when and if necessary, land development regulations that include provisions for innovative land development techniques, consistent with the vision of the town and this Comprehensive Plan.

Objective 1.6: Pursuant to F.S. §163.3177(6)(a)9, the Town shall discourage the proliferation of urban sprawl.

Policy 1.6.1: The Town shall evaluate whether a proposed plan amendment encourages the proliferation of urban sprawl using the indicators below; whether the plan amendment:

- a) Promotes, allows, or designates for development substantial areas as low-intensity, low-density, or single-use development or uses.
- b) 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.
- c) Fails to maximize use of existing and future public facilities and services.
- d) 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.
- e) Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.
- f) Fails to encourage a functional mix of uses.
- g) Results in poor accessibility among linked or related land uses.
- h) Results in the loss of significant amounts of functional open space.

Policy 1.6.2: A proposed plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

- a) 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.
- b) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.
- c) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

- d) Promotes conservation of water and energy.
- e) Preserves open space and natural lands and provides for public open space and recreation needs.
- f) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.
- g) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in §163.3164.

Goal 2. Conserve and protect the area's significant natural environment.

Objective 2.1: The Town shall continue to review existing federal, state, and local regulations to determine what conservation designated lands are not already adequately protected.

Policy 2.1.1: The Town shall maintain its ~~land development regulations~~ LUDC which restrict development and redevelopment in areas designated "conservation" to those uses permitted by the present zoning ordinance, including single-family dwellings (one dwelling unit per 20 acres), essential utility services, access channels for upland marinas, and boat docks, fishing, hunting and wildlife management activities, historical and archaeological sites, and shellfish harvesting.

Objective 2.2: Proposed subdivisions shall be designed to preserve the general contours of the natural dune formations.

Policy 2.2.1: The Town shall maintain the currently adopted ~~land development regulations~~ LUDC which require new development and redevelopment to be coordinated with existing natural topography and soil conditions. Changes to said regulations shall be incorporated only when they further enhance the protection of natural dune formations.

Policy 2.2.2: Additionally, land which is unsafe for building due to wetness, steep grade, erosion potential or other condition shall not be platted as part of a building lot unless a building restriction line is shown on such platted lot to provide an appropriate margin of safety between the unsafe land and any future building construction.

Objective 2.3: The Town recognizes that the natural coastal resources of one jurisdiction are often affected by activities occurring in adjacent jurisdictions; and that a coordinated, area-wide effort is necessary to adequately manage such resources. For this reason, the Town shall cooperate to the greatest degree possible to achieve the area-wide goal to preserve and enhance the special resources of the Volusia coastal area. Additionally, the Town shall cooperate and coordinate with Volusia County, other coastal cities, state and regional agencies, and other interested parties in developing consistent standards, criteria and land development regulations for the preservation and enhancement of coastal resources.

Policy 2.3.1: The Town shall reexamine and update, if necessary, its Natural Resource Management Plan that includes a cooperative, coordinated procedure and administrative

599 structure to ensure the long-term protection and enhancement of the natural upland and
600 wetland habitats of the coastal area.

601
602 | Objective 2.4: The Town shall ~~support the acquisition of land to preserve~~ ~~continue its land~~
603 | ~~acquisition program to assist in the preservation of those~~ environmentally sensitive
604 | mangrove and salt water marshlands west of South Peninsula Drive.

605
606 | Policy 2.4.1: The Town shall ~~support the pursuit of~~ ~~pursue~~ state and federal monies for the
607 | purpose of acquiring environmentally sensitive lands as identified in the Future Land Use
608 | and Conservation elements of this Comprehensive Plan.

609
610 **Goal 3. Provide a high quality level of public services for all residents at a minimum cost**
611 **to the public.**

612
613 Objective 3.1: No land development regulation shall be amended and no land development
614 permit shall be issued by the Town until it has been determined that the major public
615 services and facilities are available to provide service at the adopted level of service
616 standard.

617
618 Policy 3.1.1: The Town shall maintain, and update if necessary, its concurrency
619 management system which ensures that the adopted level of service standards set forth in
620 the capital improvements element will be maintained.

621
622 | Policy 3.1.2: Prior to issuing development orders and/or changing the [2017-2027](#) Future
623 | Land Use Map, potable water supply availability shall be confirmed with the Town's water
624 | provider.

625
626 Objective 3.2: Suitable land shall be made available for placement of all infrastructure
627 facilities necessary to support development proposed by the Future Land Use Element.

628
629 Policy 3.2.1: The Town shall maintain and, where necessary, update its land development
630 regulations which require developers to provide adequate sites for placement of water lines,
631 sewer lines, stormwater retention and conveyance structures, and other utility facilities
632 necessary to support their developments. Dedication of easements and rights-of-way or fee
633 simple transfers to the town shall continue to be required as may be appropriate or
634 necessary to ensure proper control and maintenance.

635
636 Policy 3.2.2: The Town shall continue to acquire by purchase or acceptance as donations,
637 lands suitable for the placement of necessary utility facilities which cannot be acquired by
638 development exactions. At least once each year, the Town shall review and update the five-
639 year schedule of capital improvements included in the Capital Improvements Element of
640 the Comprehensive Plan, adding all anticipated land purchases.

641
642 Policy 3.2.3: The Town acknowledges that by voter referendum in November 2006, the
643 citizens of Volusia County adopted a school planning requirement within the County
644 Charter. The Town shall abide by any county ordinances or regulations that are established
645 to implement this requirement to ensure that the Town's planning is coordinated with that
646 of the Volusia County School Board.

647

648 **Goal 4. Promote the development/redevelopment of the riverfront area with high quality**
649 **development that: integrates a range of uses while honoring the historic and natural**
650 **setting of the area; preserves and/or enhances recreational and commercial working**
651 **waterfront uses; and, maintains a viable waterfront economy.**
652

653 Objective 4.1: Develop creative and innovative site design criteria to promote diversity of
654 use, walkable streets, secure and positive public spaces, high quality designed structures
655 and accessible open space. These design criteria shall ensure that appropriate standards for
656 architectural and historic character are achieved, and shall include such elements as
657 building size, setbacks, landscaping, screening, signage, lighting, street furniture, parking,
658 and paving.
659

660 | Policy 4.1.1: The Town's ~~Land Use and Development Code~~ [LUDC](#) shall provide specific
661 requirements governing the development of the riverfront commercial areas. These
662 requirements shall specify:

- 663 a) Design standards that address aesthetic quality, noise reduction and the massing of
664 structures.
- 665 b) Site plan solutions that enhance the character of the existing fabric of the immediate
666 surroundings, and ensures that commercial development is consistent with the size,
667 scale and massing of residential buildings in the surrounding neighborhoods.
- 668 c) Buffers, minimum setbacks and screening requirements between riverfront
669 commercial uses and residential uses. Buffers may include structural walls where
670 necessary to lessen impacts on adjacent and nearby residential uses[.] Buffers shall
671 be adequately landscaped to ensure that full opacity is achieved between riverfront
672 commercial areas and adjacent residential properties.
- 673 d) Adequate building separation that provides for air flow, safety, visual corridors and
674 other qualities that will ensure compatibility with surrounding neighborhoods and
675 the community.
- 676 e) Reasonable hours of operations to protect adjacent and nearby residential properties
677 from adverse noise impacts.
- 678 f) Riverfront commercial projects should be encouraged to integrate a mix of permitted
679 principal and accessory uses (such as garages in association with principal permitted
680 uses only), boat slips, maintenance structures, etc., with a common architectural
681 theme.

682
683 Policy 4.1.2: Preserve and encourage water dependent and water related uses along the
684 shoreline that are targeted to protect environmental resources; promote public access; and
685 encourage, revitalize and retain traditional waterfront economies.
686

687 Policy 4.1.3: Riverfront commercial zone districts shall include a wide range of water
688 dependent uses; and certain water related uses that also add convenience to the Town's
689 | residents and, provides reasonable levels of activity. An emphasis on family-oriented
690 restaurants shall be encouraged. These policies shall also be consistent with Objective 1.3 of
691 the Coastal Management Element of this Comprehensive Plan.
692

693 Policy 4.1.4: Dry boat storage, when permitted, shall be located within fully enclosed
694 buildings. Dry boat storage shall be constructed consistent with uniform building code wind
695 load standards, and include interior sprinkler systems or equivalent fire suppression
696 systems. Limited storage of boats on trailers or boat stands may be permitted as part of

697 boat yard operations subject to site plan review and screening standards; however, multiple
698 level boat racks shall be contained within fully enclosed buildings.

699
700 Policy 4.1.5: The Town shall maintain a zoning overlay district over those riverfront
701 commercial and high density multi-family residential lands west of Sailfish Drive, south of
702 Bounty Lane and north of the most southerly portion of Sailfish Drive to promote the
703 water-oriented character of the river and compatibility with adjacent residential properties,
704 to ensure protection of view corridors of the river and the tree canopy in the Front Street
705 Area, and to preserve the historic setting and unique character of this area, including, but
706 not limited to, the scenic roads of Beach Street and Sailfish Drive. Dry boat storage
707 facilities shall be prohibited within this overlay district.

708
709 Policy 4.1.6: Promote the efficient use of land by considering creative solutions for parking,
710 including but not necessarily limited to strict landscaping requirements, consideration of
711 at- or below-grade accessory parking structures, integrated accessory parking structures, or
712 shared parking facilities. Appropriate off-street parking requirements shall be provided in
713 the Land Use and Development Code.

714
715 Objective 4.2: The Town shall develop a planned waterfront development zone district.

716
717 Policy 4.2.1: The planned waterfront development district shall provide for flexible design
718 approaches and a mix of commercial and residential uses. Planned waterfront
719 developments may be considered as an appropriate zone district within riverfront
720 commercial areas and the high density, multi-family residential area located at the
721 southern terminus of Front Street. Site eligibility shall be limited to unified ownership
722 properties of five contiguous upland acres or larger that create unity of title, and shall
723 include preservation and/or enhanced elements of public open space, passive parks, trails
724 and boardwalks along and to the river.

725
726 Policy 4.2.2: The planned waterfront development district may include a variety of types of
727 commercial uses and facilities and residential dwelling units including but not necessarily
728 limited to, retail sales and services, recreational facilities, boat yards, marinas, and related
729 working waterfront uses and facilities.

730
731 Policy 4.2.3: Planned waterfront developments shall be consistent with all of the goals,
732 objectives and policies of the Comprehensive Plan of the Town. Planned waterfront
733 developments shall identify the different proposed land uses, as well as the intensity or
734 density proposed.

735
736 Policy 4.2.4: In developing the standards for the planned waterfront development district,
737 the Town shall use design modeling programs and other planning tools to determine
738 standards for the district, including if limited exceptions to the building floor area cap of
739 5,000 square feet may be permitted. The criteria for assessing such building design and size
740 standards shall include, but are not limited to, the placement of buildings, public and
741 private viewsheds and view corridors, setbacks from residential properties, and whether
742 increased building sizes provide a direct community benefit. For the purposes of this policy,
743 community benefit may include the reduction of noise impacts on adjacent properties,
744 improved safety, and/or the clustering of buildings in such a manner that provides
745 enhanced open areas, tree preservation and/or view corridors, or other acceptable public

746 benefits as negotiated in the development agreement. Although design standards may
747 impose more limiting size standards, in no event shall buildings greater than 10,000 square
748 feet be allowed. In no event shall dry boat storage buildings exceed 5,000 square feet of floor
749 area.

750
751 Policy 4.2.5: Planned waterfront developments shall require a development agreement
752 which provide conditions of approval set forth by the Town Council and shall regulate the
753 future use of the land.

754
755 Policy 4.2.6: Planned waterfront developments shall incorporate significant amounts of
756 water dependent uses such as boat yards, publicly accessible marinas, charter fishing
757 operations and similar recreational and commercial working waterfront uses.

758
759 Policy 4.2.7: The planned waterfront development district shall provide enhanced
760 community amenities, such as pedestrian access along and to the riverfront, public
761 gathering spaces, and protected view sheds to the water from public roads and public view
762 corridors.

763
764 Objective 4.3: Establish an integrated system of public access and view corridors to the
765 river, including walks and paths in the riverfront area that promote walk-ability and the
766 use of bicycles and public transit.

767
768 Policy 4.3.1: The Town shall inventory all existing public access points to the riverfront,
769 including public roads, trails, easements and publicly owned lands. Include in the inventory
770 public view corridors to the river from the land, including view corridors that are not
771 immediately adjacent to the river's edge.

772
773 Policy 4.3.2: Ensure that new development protects and when appropriate enhances
774 existing public access and views of the riverfront, especially terminus viewpoints from key
775 public roads, sidewalks, trails and parks.

776
777 Policy 4.3.3: Ensure that development protects and when appropriate enhances existing
778 view corridors to the river, or significant view corridors from the river to the lighthouse.

779
780 Policy 4.3.4: Ensure that site designs include paths and walks to connect to off-site public
781 roads, walkways and bike paths. If deemed warranted, incorporate appropriate
782 adjustments in the [LUDC Land Use and Development Code](#).

783
784 Objective 4.4: Consider the design of sites which incorporate plazas or other pedestrian
785 scale people spaces linked to the path system.

786
787 Policy 4.4.1: The Town shall maintain an integrated system of public walks and bicycle
788 paths.

789
790 Policy 4.4.2: The planned waterfront development district shall include design standards
791 that require orientation of buildings so as to provide attractive and adequately shaded
792 pedestrian-oriented circulation areas. These areas may consist of plazas, promenades or
793 other gathering places, and shall provide adequate opportunities for walking, resting and
794 viewing to and along the waterfront, and shall be linked to a walkway system if one exists.

795
796 Objective 4.5: Improve the aesthetic quality of the riverfront area through public or
797 private investments in signage, landscaping and other appropriate public amenities.
798

799 Policy 4.5.1: The Town may consider the utilization of appropriate implementation
800 techniques to fund necessary capital improvements to realize this objective.
801

802 Policy 4.5.2: The Capital Improvements Program for the town shall be updated annually
803 and may include projects that would improve the aesthetic quality of the riverfront area.
804

805 Objective 4.6: Develop and maintain a program that supports viable recreational and
806 working waterfronts, including economic incentive programs for owners and operators of
807 preferred marine commercial businesses including but not limited to boat yards, charter
808 fishing operations, and transient and first come first serve marinas.
809

810 Policy 4.6.1: The Town shall provide an optional tax deferral program as defined in section
811 72-151 of the Ponce Inlet Code of Ordinances for qualifying working waterfronts.
812

813 Policy 4.6.2: The Town's boat slip allocation program shall include an equitable system for
814 allocation of available slips development consistent with the Manatee Protection Plan.
815 Incentives for recreational and working waterfront slips should be a component of the
816 allocation system.
817

818 Policy 4.6.3: The boat slip allocation program shall reserve 30 percent of all remaining
819 available slips pursuant to the aggregation methodology for future community needs and
820 publicly desirable working waterfront uses.
821

822 Policy 4.6.4: Priorities for shoreline uses within the riverfront commercial designation
823 shall be given to water dependent uses over water-enhanced or related land uses. Projects
824 that are targeted to protect environmental resources; promote public access; and encourage,
825 retain and revitalize viable traditional waterfront economies shall be encouraged.
826

827 Policy 4.6.5: Uses that are enhanced by proximity to water (e.g., restaurants open to the
828 public) shall be encouraged along the waterfront as a means to enhance community
829 character, enhance economic viability, and promote public access to the riverfront.
830

831 Policy 4.6.6: Uses that do not directly benefit from the waterfront, but whose presence,
832 primarily upland from the immediate shoreline may enhance the mix of available retail
833 services (barber or beauty shops, real estate offices, etc.) may also be permitted in riverfront
834 commercial areas. Retail sales and services, such as barber shops, beauty salons,
835 newspaper/book shops, delicatessens, drug stores, dentists, doctors, etc. may be permitted
836 in riverfront commercial areas, provided they are primarily located upland from the
837 shoreline.
838

839 **Goal 5. Conserve and protect the area's significant natural and manmade environment.**
840

841 Objective 5.1: Maintain regulations necessary to preserve the historic resources of the
842 town.
843

844 Policy 5.1.1: Future development and redevelopment activities in the areas surrounding
845 the historical sites and structures identified in the Town's historical inventory shall be
846 reasonably compatible with those historical sites and structures.

847
848 Policy 5.1.2: Ensure that all historical sites and structures eligible for inclusion on the
849 National Register of Historic Places will be submitted to the U.S. Department of the
850 Interior for inclusion on the register.

851
852 Policy 5.1.3: Adaptive reuse of historic structures in a manner that will preserve the
853 historic value of such structures shall be given priority over demolition and/or
854 redevelopment that would reduce their historic value.

855
856 Policy 5.1.4: The Town shall continue, with voluntary assistance from historians and
857 archaeologists as may be available, to identify significant historic sites and structures.

858
859 Objective 5.2: The Town shall ensure that all significant vistas that include the
860 Lighthouse or surrounding historic grounds as an important feature will be preserved. To
861 that end, the town shall establish a lighthouse overlay zoning district in which no use or
862 structure shall be permitted if it would materially conflict with the lighthouse and
863 surrounding historic grounds. Additionally, the Town shall continue to prohibit the
864 construction or placement of structures greater than 35 feet in height throughout the
865 community.

866
867 | Policy 5.2.1: The Town shall ~~continue to prepare and adopt a plan and~~ implementing
868 regulations necessary to preserve the historic setting and scenic view of the Ponce de Leon
869 Light Station (i.e., the lighthouse).

870
871 Policy 5.2.2: The Town shall require the preservation of all significant vistas that include
872 the lighthouse and surrounding historic grounds.

873
874 | Policy 5.2.3: ~~The Town shall continue to utilize the Establish a~~ lighthouse overlay zoning
875 district (LOD) in which no use or structure shall be permitted that would conflict with
876 and/or negatively impact the historic character of the lighthouse and its surrounding
877 historic grounds.

878
879 | Policy 5.2.4 ~~The Town shall~~ continue to prohibit the construction or placement of
880 structures greater than 35 feet in height throughout the Town through enforcement of the
881 Town's Charter. Among other considerations, this Charter provision assists in preserving
882 the view of the lighthouse.

883
884 **Goal 6. Ensure that zoning, codes and developments are consistent with the Town's**
885 **Comprehensive Plan.**

886
887 Objective 6.1: All development approvals, rezonings and special exception uses shall be
888 | consistent with the Comprehensive Plan and the 2017-2027 Future Land Use Map.

889
890 Policy 6.1.1: Town codes shall ensure consistency with all of the goals, objectives and
891 policies of the Comprehensive Plan. A finding of consistency with all elements of the plan
892 shall be required.

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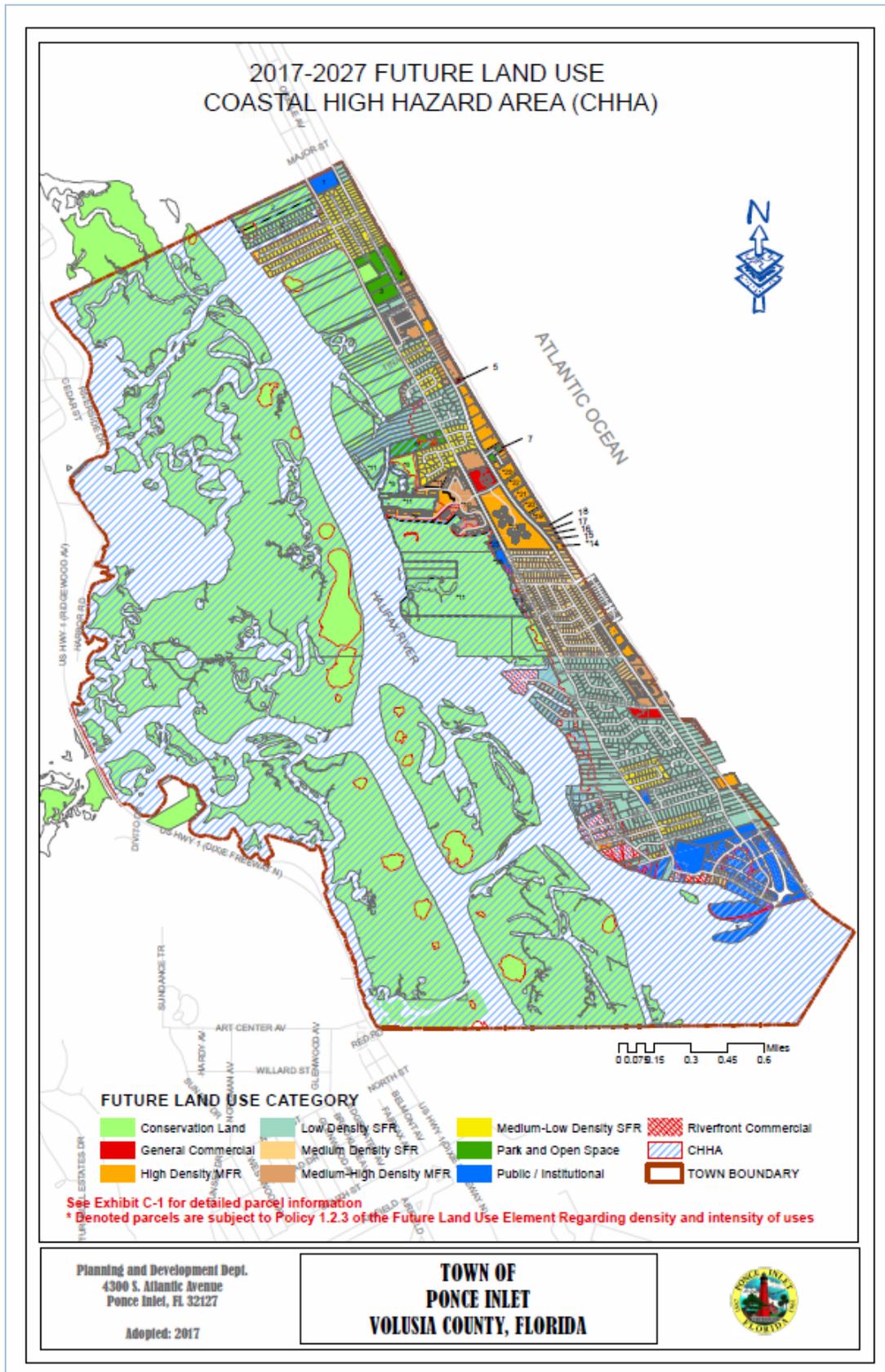
Policy 6.1.2: For the review of re-zonings and special exception permits, a finding shall be made that the proposal is consistent with the [2017-2027](#) Future Land Use Map.

Policy 6.1.3: Site plans, re-zonings and special exception permits shall be consistent with the proposed use(s), intensity, density, scale, mass, bulk, height, lot configurations, architecture and building orientation of the surrounding uses and the intensity, density and scale of surrounding development.

Policy 6.1.4: The Town shall not be obligated to approve a rezoning to the most intense implementing zone district associated with each of the Future Land Use Map classifications, or to the planned waterfront development district.

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Figure II-1 Future Land Use/ Coastal High Hazard Area Map



**2017-2027 FUTURE LAND USE MAP
AMENDMENTS Exhibit C-1**

#	PROPERTY PARCEL ID #	ADDRESS	ACRES	# UNITS	DENSITY UNITS/ACRE (Existing)	FROM FLU (Existing Density)	TO FLU	Adjacent Land Uses
1	Town Hall 6313-00-02-0050/0070	4300 South Atlantic Avenue	4.7	N/A	N/A	Low Density SFR (4.1 du/acre)	P/I	Single Family Residential and Conservation
2	Wilbur Bay Wetlands 6313-02-00-0051/0061/0072 and 6313-02-00-0820 to 1210 [44 PID #s]	No address (South Peninsula Drive)	26.4	N/A	N/A	Low Density SFR (4.1 du/acre)	Conservation Land	Single Family Residential and Conservation
3	Ponce Preserve between Peninsula & Atlantic 6313-00-02-0110 & 6313-00-02-0150	4401 South Peninsula Drive	5.7	N/A	N/A	Low Density SFR (4.1 du/acre)	Parks and Open Space	Single Family Residential (SFR), Multi-Family Residential (MFR) and Conservation
4	Ponce Preserve east of Atlantic Avenue 6313-00-02-0110 & 6313-00-02-0150	No address	10.60	N/A	N/A	Low Density SFR (4.1 du/acre) Medium Density SFR (6.7 du/acre)	Parks and Open Space	Medium Low Density SFR/ Medium-High MFR
5	Racing's North Turn 6419-01-00-0010	4511 South Atlantic Avenue	.46	N/A	N/A	High Density MFR (40 du/acre)	General Retail Commercial	Medium High MFR, High Density MFR and Restaurant and Off-Beach Parking Lot
6	Timucuan Oaks 6419-05-00-0070 6419-01-00-0081	4550 South Peninsula Drive	8	N/A	N/A	Med-Low Density SFR (4.6 du/acre) Low Density SFR (4.1 du/acre) Conservation	Parks and Open Space	Low Density SFR, Medium Low SFR and Conservation
7	Winterhaven Park 6419-02-01-0120/0150/0160	4589 South Atlantic Avenue	.9	N/A	N/A	High-Density MFR (40 du/acre)	Parks and Open Space	Medium High MFR/ High Density MFR

**2017-2027 FUTURE LAND USE MAP
AMENDMENTS Exhibit C-1**

#	PROPERTY	ADDRESS	ACRES	# UNITS	DENSITY UNITS/ACRE (Existing)	FROM FLU (Existing Density)	TO FLU	Adjacent Land Uses
*8	Brady property 6419-01-00-0020	4627 River's Edge Village Lane	3.54 upland 8.27 wetland	0	0	PUD	Low Density SFR and Conservation Land (1 unit/20 acres)	Conservation/ Medium-Low SFR/ P/I
*9	Harbour Village - Mid-Rise Bldgs west of Peninsula 6419-01-00-0070	Various	8.28	248	29.95	PUD	High-Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family and single family residential, and Conservation
*10	Harbour Village - Riverwalk Courtyard and Oak Hammock Estates 6419-01-00-0070	Various	20.39	46	2.26	PUD	Med-High Density MFR (6.7 - 12 du/acre)	PUD designation/ Multi-family and single family residential
*11	Harbour Village Conservation Area 6419-01-00-0070 6419-01-00-0077	No Address	112	0	N/A	PUD	Conservation Land	SFR, MFR, P/I, Conservation
*12A	Developed Fisherman's Harbour Village property 6419-45-04-5980 6419-45-04-600A 6419-45-04-600B 6419-45-04-6160 6419-45-04-6180 6419-45-04-6040	Various	2.82	N/A	N/A	PUD	General Retail Commercial	PUD designation/ Multi-family and single family residential

**2017-2027 FUTURE LAND USE MAP
AMENDMENTS Exhibit C-1**

#	PROPERTY	ADDRESS	ACRES	# UNITS	DENSITY UNITS/ACRE (Existing)	FROM FLU (Existing Density)	TO FLU	Adjacent Land Uses
12B	Undeveloped Fisherman's Harbour Village a.k.a. Prosperity Bank parcel	Various	2.75	N/A	N/A	PUD	General Retail Commercial	PUD designation/ Multi-family and single family residential
*13	Harbour Village – The Links 6419-01-00-0073	Various	23.35	376	16.35	PUD	High-Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family and single family residential, Commercial
*14	Harbour Village Beach Club 6419-01-00-0074	4679 South Atlantic Avenue	1.15	N/A	N/A	PUD	High Density MFR (6.7 - 12 du/acre)	PUD designation/ Multi-family and single family residential
15	Beach Club Cottages 6419-01-00-0140	4675 South Atlantic Avenue	.38	4	10.53	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family and single family residential, and multi-family clubhouse
16	Single Family Residence 6419-01-00-0160	4667 South Atlantic Avenue	.37	1	1	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family and single family residential, and multi-family clubhouse
17	Single Family Residence 6419-01-00-0141	4671 South Atlantic Avenue	.37	1	1	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family and single family residential, and multi-family clubhouse
18	Vacant lot 6419-01-00-0150	4663 South Atlantic Avenue	1.009	0	0	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family and single family residential

**2017-2027 FUTURE LAND USE MAP
AMENDMENTS Exhibit C-1**

#	PROPERTY	ADDRESS	ACRES	# UNITS	DENSITY UNITS/ACRE (Existing)	FROM FLU (Existing Density)	TO FLU	Adjacent Land Uses
*19	Tower 7 6419-30-00-0001	4651 South Atlantic Avenue	3.9	40	10.26	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family residential
*20	Oceanquest Condo 6419-26-00-0001	4641 South Atlantic Avenue	2.4	54	22.50	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family residential
*21	Tower 9 6419-32-00-0001	4631 South Atlantic Avenue	2.46	50	20.33	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family residential
*22	Tower 8 6419-31-00-0001	4621 South Atlantic Avenue	2.46	47	19.11	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family residential
*23	Atlantica Condo 6419-21-00-0001	4601 South Atlantic Avenue	2.34	52	22.2	PUD	High Density MFR (6.7 - 40 du/acre)	PUD designation/ Multi-family residential
*24	City of Port Orange Water Facility 6419-01-00-0079	4650 South Peninsula Drive	.23	N/A	N/A	PUD	P/I	PUD designation/ Multi-family and single family residential/ P/I uses, and Conservation
*25	Community Center 6419-01-00-0075	4670 South Peninsula Drive	1.11	N/A	N/A	PUD	P/I	PUD designation/ Multi-family and single family residential, P/I uses and Conservation
*26	Fire Station and Park 6419-01-00-0071 6419-01-00-0076	4680 South Peninsula Drive	2.65	N/A	N/A	PUD	P/I	PUD designation/ Single family residential, P/I uses and Conservation
27	Western section of Dog Park 6419-23-00-0011	No address (South Peninsula Drive)	.45	N/A	N/A	PUD	Parks and Open Space	PUD designation/ single family residential, P/I uses and Conservation

**2017-2027 FUTURE LAND USE MAP
AMENDMENTS Exhibit C-1**

#	PROPERTY	ADDRESS	ACRES	# UNITS	DENSITY UNITS/ACRE (Existing)	FROM FLU (Existing Density)	TO FLU	Adjacent Land Uses
*28	Single Family Home 6419-23-00-0020	4726 South Peninsula Drive	1.00	1	1	PUD	Low Density SFR (4.1 du/acre)	PUD designation/ Single family residential and Conservation
29	Vacant lot 6419-23-00-0030	4728 South Peninsula Drive	1.00	0	0	PUD	Low Density SFR (4.1 du/acre)	PUD designation/ Single family residential and Conservation