TASK #7
POLICY EVALUATION REPORT
Evaluation of St. Marks Comprehensive Plan and Floodplain Management Ordinance and Recommended Policy Alternatives to Address Forecasted 2040 Sea-Level Rise Impacts

Prepared For: City of St. Marks Pursuant to Contract Agreement CM 758 between City of St. Marks and Florida Department of Environmental Protection

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Introduction

The Scope of Work approved for the Coastal Resiliency Grant ("Grant") essentially divided the Grant work tasks into two major phases. Phase I may be considered as the modeling and technical analysis phase and included Tasks 1-6, while Phase II is the policy evaluation/policy drafting phase based on Phase I and includes Tasks 7-9. Task 7 requires the preparation of this Policy Evaluation Report, which specifically includes the following subtasks that have been performed:

1. Review City's Comprehensive Plan policies relating to land use, infrastructure and flood protection for the purpose of identifying provisions that impact vulnerability to Sea Level Rise based on the findings of Tasks 1-6.
2. Review the City's floodplain management ordinance/regulations to determine regulatory amendments that should be considered in order to reduce vulnerability to Sea Level Rise based on the findings of Tasks 1-6.
3. Evaluate potential policy alternatives to reduce vulnerability to Sea Level Rise based on the findings of Tasks 1-6 and based on Subtask 7.1 and 7.2 above, which may include revised land use strategies, regulatory standards, incentive-based approaches, strategies for historically significant structures, potential education on vulnerability to Sea Level Rise, potential engineering solutions and funding strategies.
4. Preparation of this Policy Evaluation Report to summarize the findings from Tasks 7.1 through 7.3.

Task 7.1 – Comprehensive Plan Evaluation

The first step for this task was to review the City of St. Marks Comprehensive Plan and create an excerpt of all policies that related to land use, infrastructure and flood protection. The excerpt (**Attachment "1"**) is organized by Comprehensive Plan element and presented sequentially based on the policy numbers. These policies were then re-organized by topic (land use, infrastructure and flood protection) and evaluated based on criteria to determine whether the policy should be amended based on its potential positive or negative effect on the City's vulnerability to sea level rise. This process resulted in an Evaluation Matrix (**Attachment "2"**) which:

- classifies each policy based on the type of strategy: land use, regulatory, incentive-based, funding, education or engineering solution;
- confirms whether the policy applies Citywide or to a geographic subarea;
- assesses whether the policy supported or conflicted with sea level rise mitigation objectives;
- determines whether clarifications were necessary to avoid conflicts with sea level rise mitigation objectives;
- evaluates specific regulatory parameters including:
    - density, intensity, permitted uses and clustering
    - parking limitations, impervious controls and fill limitations;
    - stormwater standards and location criteria;

- Base flood elevation standards and other flood control regulatory requirements; and
- Right of Way/Road locational requirements/standards.

Please note that certain policies may overlap or relate to the three policy groupings of land use, infrastructure and flood control. In those instances the policies are listed only once under one of three groupings, but are evaluated across all criteria in the Evaluation Matrix.

A. Land Use/Development Policies

The City's future land use categories are perhaps the most significant consideration in evaluating the Comprehensive Plan policies impacting Sea Level Rise. The City of St. Marks Comprehensive Plan designates the following future land use categories on the Future Land Use Map:

- Agricultural
- Residential
- Commercial
- Industrial
- Mixed Use
- Public Buildings/Grounds
- Recreation Conservation
- Riverfront Redevelopment (Special Area Plan)

The City has applied its lowest density future land use categories, Agricultural (one unit/ten acres) and Recreation Conservation (one unit/three acres), to areas where extensive wetlands occur. As such, these areas generally correspond to those areas most vulnerable to sea level rise.

The Riverfront Redevelopment (RR) land use category is targeted as an economic development opportunity and is planned as the highest density land use category at 16 units per acre. While most of the RR category occurs outside of the SLR inundation area, the RR will be impacted to some degree by the 2040 sea level rise forecast. The City has also contemplated the expansion of the RR land use category. In general, the expansion area, which would occur further inland, would not be impacted by 2040 forecasted sea level rise. As further discussed under flood protection, the City should reconsider its current exemption of the RR category from pre-post runoff standards.

The Evaluation Matrix confirms the following key points regarding the City's land use related policies:

- Policies direct higher density away from the wetland areas, which generally direct higher density away from the forecasted sea level rise areas;
- Policies direct land acquisition to protect wetland areas and to expand the City's recreational opportunities along the waterfront;

- Policies require clustering to avoid wetlands, but do not require clustering as related to locations in relation to the floodplain;
- Policies do not provide incentives to encourage land owners to avoid developing with flood prone areas;
- Policies include development standards to avoid unnecessary compaction of soils, control the location of fill, direct stormwater away from structures, limit impervious surfaces, avoid large expanses of impervious areas and encourage pervious alternatives;
- Policies define and map the Coastal High Hazard Area, but do not generally direct higher densities to locations other locations. Limited mixed use at four units per acre and non-residential categories occur outside of the Coastal High Hazard Area.

Overall, the land use strategies are effective in terms of allocating land uses and regulating development, but lack other strategies that could be implemented as further discussed in Section 7.3.

B. Infrastructure Policies

The City's infrastructure consists of local roads, a wastewater treatment plant, water and sewer transmission lines, and a limited urban stormwater system recently constructed along Port Leon Drive and Riverside Drive. Although not generally considered infrastructure, the City includes public buildings and parks, which have also been evaluated under Infrastructure policies. In addition, the City of Tallahassee provides electric service via the Sam O. Purdom Generating Station located in St. Marks and the network of overhead power lines.

Most of the Infrastructure policies are presented in the Infrastructure Element are regulatory in nature with a few policies addressing engineering related requirements and grant funding needs for master planning and recreational improvements. The evaluation matrix confirms the following key points regarding the City's infrastructure related policies:

- Policies do not address the location and design of the power system.
- Policies do not include specific locational criteria regarding service areas for potable water and sewer, but the Recreation Conservation and Agricultural categories, which are planned as the lowest density areas, are not generally served by public infrastructure;
- Policies do require appropriate floodproofing of potable water and sewer infrastructure;
- Policies do not include specific locational criteria for future, local roadways within the City, but do call for projects to be evaluated based on health, efficiency, maintenance, level of service, and for designs to maintain or improve drainage patterns;
- Public buildings are not generally addressed in terms of location based on flood criteria, but the FLUM confirms public building sites are located outside of the SLR area;
- Policies plan for an elevated riverwalk to connect the commercial area to the waterfront recreational area to the west and an open plaza/market along the riverfront, which is

generally intended to promote revitalization of the waterfront in conjunction with the Riverfront Redevelopment Area; and

- Stormwater policies are generally appropriate. However, the Riverfront Redevelopment Area (RRA) is exempted from the pre-post runoff area and is subject only to unspecified Best Management Practices for stormwater management.

The policies should be amended to limit public infrastructure expenditures for water and sewer within the Recreation Conservation and Agricultural areas. In addition, the policies planning for the riverwalk, plaza and Riverfront Redevelopment Area should be re-evaluated to provide additional direction for implementing engineering solutions in conjunction with the proposed improvements. The RRA policy should be reevaluated to develop alternatives to the exemption from stormwater standards. For example, it would be appropriate to consider off-site parking locations outside of the SRA that would reduce the potential need for impervious coverage in the RRA, and policies to require landscape pavers or other permeable surfaces within the RRA.

C. Flood Management Policies

Most of the flood protection policies are set forth in the drainage sub-element and are regulatory in nature. The Evaluation Matrix confirms the following key points regarding the City's flood management policies:

- Policies direct compliance with the Florida Building Code as related to base flood elevation requirements and other structural design requirements;
- Policies require substantial improvements of nonconforming structures to conform;
- Policies require minimal fill within wetland areas to the extent required for access;
- Policies require additional stormwater standards for Outstanding Florida Waters;
- Policies do not generally recognize the need to address the maintenance of swales/ditches, to maintain drainage conveyance, which is a significant problem in the City;
- Policies require shoreline buffers;
- Policies do not generally apply locational standards for development based on flood protection, except for Coastal High Hazard Areas and through the FLUM. As previously noted, the CHHA policies apply throughout most of the City and are designed to address structural compliance. However, the FLUM designations limit densities within the areas most vulnerable to sea level rise.

Task 7.2 – Floodplain Management Ordinance/Regulations Evaluation

The City's Floodplain Ordinance (FMO) is set forth as Chapter 38 of the City Code. The purpose of this evaluation is primarily to identify any FMO provisions that would conflict with, or support, the objective of reducing the City's vulnerability to Sea Level Rise and to consider regulatory requirements that would be appropriate to apply within the Sea Level Rise inundation area. While the grant does not call for the adoption of amended land development code regulations to improve

Sea Level Rise resiliency, it does require the evaluation of existing policies as addressed above and for the drafting of proposed revised and new policies to reduce the City's vulnerability to Sea Level Rise inundation. As previously noted, one of the policy groups would be those policies that provide guidance for the adoption of amended regulations. Therefore, Task 7.2 is intended to inform the policy evaluation set forth in this report.

Chapter 38 regulates encroachments within floodways, development activities within flood hazard areas that are otherwise exempt from the Florida Building Code and certain other uses within flood hazard areas, including manufactured homes, manufactured buildings, recreational vehicles and various accessory structures. Section 38-4 states that the FMO is intended to be implemented and enforced in conjunction with the Florida Building Code. Together, the FMO and the Florida Building Code implement federal regulations set forth in CFR Title 44, Part 60, which establish the flood management regulations that local governments must adopt and enforce in order to participate in the Federal Flood Insurance program. This approach was accepted by FEMA, and the City also participates in the Community Rating System, which provides lower insurance rates based on the extent to which the local government's flood plain management program exceeds the minimum regulatory requirements of CFO Title 44, Part 60, as well as other specified criteria.

Chapter 38 was amended in 2014 based on the *Flood Insurance Study for Wakulla County, Florida and Incorporated Areas*, dated September 26, 2014 (FIS) and the resulting flood insurance rate maps (FIRM). The FIS was based on topographic elevations determined through LIDAR and, therefore, are considered highly accurate. The LIDAR data was also utilized in the Digital Elevation Model, which provided the basis for the sea level rise analysis conducted in Tasks 1-6.

The FMO serves a different purpose than addressed by Sea Level Rise policies. The FMO regulates development in the floodplain in order to minimize damage from flooding resulting from hurricanes and other storm events. For example, the A-Zone constitutes the area subject to a 1% or 1 out of 100 year probability of flooding. Thus, the FMO is intended to address periodic flood events, while the Sea Level Rise mitigation is intended to address the gradual increase in the sea level and the forecasted permanent flooding that would occur if mitigation strategies are not employed. Both programs are related though, and Sea Level Rise will ultimately increase base flood elevations by the increment of water depth increase forecasted at any given location. Therefore, FMO regulations that are designed to minimize the impact of flooding from periodic storm events may also have some beneficial effect in terms of mitigating sea level rise impacts.

The following regulatory requirements set forth in the FMO are consistent with strategies that are appropriate to mitigate sea level rise:

- Section 38-31, which specifies site plan application requirements and content required for flood analysis, such delineation of flood hazard areas, floodway boundaries, flood zones, base flood elevations, and ground elevations; location, type, extent and compaction specifications for fill; location and similar requirements;

- Section 38-33, which regulates encroachments in regulatory floodways and riverine flood hazard areas to ensure no net loss of storage and ensure base flood elevations will not significantly increase;
- Section 38-57, which regulates subdivision to location infrastructure to minimize impact and to require drainage paths to guide floodwaters around and away from proposed structures;
- Sections 38-62 and 38-63, which regulate the location and design of fill and grading to avoid increases in base flood elevations, ensure stability under prolonged inundation and avoid erosion and scour; and
- 38-80 and 38-81, which regulate the location and design of fences, retaining walls, other potential obstructions to avoid impoundment and to comply with Section 38-62.

The analysis does not identify any provisions that are considered in conflict with the objective of reducing and mitigating sea level rise. Generally, the related objectives of reducing flood potential for storm events are consistent with the strategies for coastal resiliency as related to sea level rise. However, the regulations do not include location and regulatory standards that are specifically designed to address the forecasted sea level rise inundation area at this point, which is a relatively limited geographic subarea of the floodplain and flood zones.

Task 7.3 – Overall Assessment and Recommended Policy Alternatives

The findings of Tasks 7.1 and 7.2 generally confirm that the City's existing Comprehensive Plan policies and FMO regulations are not in conflict with sea level rise strategies, but they are also not designed to specifically address sea level rise. Unlike storm events that would typically cause the sea level to rise significantly and breach the St. Marks River and Wakulla River banks, the 2040 sea level rise analysis forecasts flooding generally as a result of breaching along creeks and as a result of the water table elevation increasing within and proximate to wetlands, resulting in inundation areas that are often not contiguous to flooding extending from the rivers' banks. The only contiguous inundation extends from the St. Marks River near the east end of River Breeze Street inland to a limited residential area. Forecast inundation areas will essentially expand the extent of wetlands in St. Marks. Therefore, the City's wetland policies and regulations will effectively limit the extent of future development within expanded future wetlands resulting from sea level rise. The Comprehensive Plan should maintain the wetland restrictions, but should also more assertively coordinate land use, regulatory and infrastructure policies to direct development away from the areas vulnerable to sea level rise.

<u>Future vs. Existing Development</u>

The Sea Level Rise Vulnerability Analysis confirmed the need for a two-prong set of strategies to reduce and mitigate forecasted flooding from sea level rise. One set of strategies must focus on how to reduce future development potential within forecasted inundation areas, while the other set of strategies must address how to reduce and mitigate the potential impact on existing development located within the forecasted inundation areas. Existing residential development comprises about

12% of the inundation area, while vacant lands planned for residential land use comprise about 13% of the C-4 inundation area. This indicates that the vulnerable area would roughly double if measures are not implemented to reduce future development potential in the residential areas. The situation would be worse yet if timberlands were to develop, as those comprise a significant percentage of the forecasted inundation area, albeit at much lower planned densities. Strategies must address existing and future development in a manner that will mitigate the vulnerability of existing development within forecasted flood areas, while doing so in a manner that does not inadvertently encourage new development.

This basic dichotomy would apply to the potential for the future expansion of infrastructure, and improvements to existing infrastructure to reduce its vulnerability to sea level rise. Infrastructure should be carefully directed to avoid extending into relatively undeveloped areas, including significant areas within the Residential land use category. No infrastructure should be extended to areas designated timberlands. Finally, to the extent that future development does occur within the forecasted inundation areas, then the strategies to reduce and mitigate impacts on existing development would apply as well as to future development. Engineering solutions should also be employed where feasible to reduce the potential for sea level rise flooding with priority given to existing developed areas that are most vulnerable. The most feasible options would likely involve stormwater management improvements and seawall construction.

In regard to future development and infrastructure, the analysis confirms the preliminary findings from Task 6 that additional strategies should be adopted to more specifically address sea level rise from a geographic perspective. The Comprehensive Plan currently relies only on the FLUM categories and wetland restrictions to direct the location of development, and generally does not include any specific guidance on the location of future infrastructure, except to indicate that criteria should consider public health and safety. The Comprehensive Plan should be amended to better guide infrastructure investment, particularly as related to roads, water and sewer to avoid improvements in relatively undeveloped areas of the sea level rise inundation areas.

For existing development, infrastructure/engineering solutions and regulatory measures would likely be more effective than land use strategies. In these areas, older nonconforming structures at grade or otherwise below base flood elevation are quite common and are highly vulnerable to sea level rise. The City should consider applying more stringent standards in determining how substantial improvements are calculated for these areas, as these areas are also the most vulnerable to storm surge. These neighborhoods can also be further protected through seawall construction. The City proposes to redevelop the Riverfront Redevelopment area and extend a riverwalk from the commercial area to the waterfront recreational areas to the west. This provides an opportunity to implement engineering solutions to improve stormwater management and construct a seawall in conjunction with the elevated walkway, which would potentially improve protection for existing residential neighborhoods south of Crabapple Lane.

The Comprehensive Plan includes numerous policies that set forth regulatory strategies to effectively limit fill and impervious surfaces. The Comprehensive Plan also include numerous

policies directing implementation of building codes to ensure compliance with floodplain management regulations and to require compliance for substantial improvements. However, the Comprehensive Plan does not include specific policy direction regarding how substantial damage and substantial improvements are calculated. Rather, those details are included in the FMO. In this regard, the City recently adopted a regulatory change to limit the time period over which the cumulative value of improvements to nonconforming structures would be calculated from five years to one year. This regulatory decision is permitted by federal regulations, which allow for non-cumulative calculations, but the new standard will have the result of perpetuating non-conforming structures for a lengthier period of time than previously allowed.

Summary of Recommended Strategies

The Evaluation Matrix confirms the need for land use strategies, infrastructure and regulations directly focused on reducing future development potential within sea level rise inundation areas and mitigating sea level rise impacts for existing development and future development that does occur within forecasted inundation areas. It also clearly confirms the need for complementary strategies to direct capital investment, additional funding strategies to support engineering studies and implementation of select engineering solutions, and incentive programs to encourage voluntary actions by landowners to reduce development potential and mitigate where development does exist or occurs in the future. Finally, public education programs should be expanded. The following summary outlines the components of each potential strategy.

Land Use Strategies

Land use strategies are primarily intended to minimize the extent and density/intensity of future development within forecasted inundation areas. These strategies would include land acquisition and density controls. Land acquisition has been successfully implemented in the Recreational Conservation area of the City and should be pursued in the low lying areas within that land use category and to the north in the Residential land use category. The City should also adopt policy language to prohibit comprehensive plan amendments and zoning amendments that would increase density within these areas. In addition, policies and regulations should require clustering of future development to the portion of a parcel not subject to forecasted inundation where sufficient acreage is available. The City should also consider incentives to reduce density within inundation areas through a transferable development rights (TDR) program. Incentives are recommended rather than adopting plan amendments to reduce density, as the latter would potentially expose the City to claims under the Bert J. Harris Act.

The Riverfront Redevelopment land use category should be amended based on the 2040 sea level rise forecasted inundation areas. The area north of Wilson Street is vulnerable to sea level rise and should be re-evaluated from a land use and regulatory perspective to limit development and impervious areas at that location, cluster to south of Wilson Street and to maintain as a recreational area. The City should consider incentives to encourage offsite parking.

Capital Improvements and Investment/Funding

Capital improvement policies should direct infrastructure improvements in a manner that would improve stormwater management within existing developed areas located within forecasted inundation areas, while avoiding investments that would support new or expanded development within forecasted areas. This would generally mean that the City should avoid infrastructure investments in the low-lying inundation areas in the Residential land use category and in the Agricultural land use category. Capital improvement policies supporting redevelopment along the riverfront should direct that public improvements incorporate engineering solutions as further discussed below. Given the benefits that the Riverfront Redevelopment area would receive from such investments, the Comprehensive Plan should develop policies to implement public private partnerships in funding stormwater improvements, seawall construction and parking alternatives.

Existing policies prohibit septic tanks and package plants. This means that any development occurring within the recreation conservation land use category and in the residential category would require centralized services, which would generally conflict with the intent of directing development away from these vulnerable areas. This underscores the need to target land acquisition programs to those areas, require clustering out of the sea level rise inundation area where feasible, and to implement incentive-based approaches such as TDRs. Policies should require that the landowner bear the cost of infrastructure improvements that would serve development within areas vulnerable to sea level rise inundation area.

Potential Engineering Solutions

Potential engineering solutions are limited in St. Marks, but could potentially include:

- Construction of new seawalls in conjunction with other planned improvements;
- Strengthening and possibly increasing the elevation of existing seawalls and revetments;
- Stormwater management improvements, including improvements to the capacity of the swale system, to reduce flood potential within existing developed areas forecast as inundation areas;
- Evaluation of areas appropriate for curb and gutter improvements, potential expansion of the stormwater sewer system and stormwater management detention areas;
- Elevating future components of the wastewater treatment plant where feasible or otherwise floodproofing;
- Elevating electrical systems for lift stations and other infrastructure components where feasible;
- Engineering analysis to consider limited road improvements to ensure adequate access within existing developed areas subject to sea level rise and to consider the potential for related stormwater management improvements; and
- On-site improvements to route floodwaters away from existing structures and to implement structural improvements.

Regulations

Land development regulations should implement the recommended clustering policy and the TDR policy as discussed under land use strategies. The City's stormwater management regulations should also be evaluated to determine whether code amendments are warranted to apply a more stringent standards in forecasted inundation areas as related to frequency, duration and recovery standards. The City's floodplain management standards should be evaluated to determine whether more stringent standards should be considered for forecasted inundation areas. While the floodplain management standards apply for the purpose of regulating development within flood zones, it would be appropriate to evaluate the City's regulatory standards as related to placement of fill within forecasted sea level areas and to consider more stringent standards to address existing nonconforming structures and to discourage development within the sea level rise flood areas. The City recently amended its regulations in regard to the calculation of improvement values to nonconforming structures so that improvements are cumulatively counted for only one year rather than the previously required five year period. This amendment should be reconsidered for areas that are subject to sea level rise flooding. Another option would be to increase the freeboard requirement within vulnerable areas.

Incentive and Education Programs

Wherever possible, incentive-based approaches are preferable over land use and regulatory strategies that would adversely impact property rights. From a land use perspective, vacant residential lands represent the most significant impacted acreage where land use strategies, such as clustering or density transfer, could be potentially effective in reducing long term vulnerability. The TRD program would allow landowners to transfer density from sender sites located within forecasted inundation areas to receiver sites located outside of forecasted inundation areas. The sender site would be eligible to transfer the density authorized by its land use category/zoning district. The receiver site would be permitted to develop at a density higher than otherwise allowed by using TDRs. The TDR program works as an incentive, but requires guiding policies and implementing regulations to establish the appropriate density controls and administrative framework. The administrative costs for the program can be funded by establishing an application fee.

Construction incentives could also be considered. For example, application fees could be reduced or waived to induce voluntary improvements such as elevating, floodproofing or relocating existing development. The City participates in the Community Rating System in conjunction ith Wakulla County. Policies should recognize the program and call for a periodic evaluation to consider options for increasing the City's rating, which could potentially prioritize the sea level rise vulnerability areas. Public education programs should be implemented to inform the public regarding regulatory requirements and incentive programs, including reduced insurance rates for voluntarily exceeding minimum regulatory requirements.

New Sea Level Rise Policies

The proposed amendments to the Comprehensive Plan to address sea level rise mitigation could be addressed by amending existing policies or by proposing a new specific objective and set of new implementing policies focused directly on sea level rise. We recommend the latter approach for several reasons. First, as indicated by the Evaluation Matrix, the Comprehensive Plan includes a broad scope of policies that directly or indirectly relate to flooding, but are not focused geographically, except for the coastal high hazard area to some degree, which encompasses most of the City. Similarly, the flood protection policies appropriately address many topics directly addressing flooding, but are generally designed to guide City regulations concerning the flood management program required for federal flood insurance. Finally, sea level rise should be addressed in an organized set of policies to bring recognition to the challenge, and to ensure the policies are focused directly on sea level rise reduction/mitigation strategies. Some overlap in strategies will occur between a new set of sea level rise policies and the existing comprehensive plan policies, but that is appropriate given that other policies implement other flood related programs such as federal flood insurance. As confirmed by the Evaluation Matrix, nearly all of the existing policies are considered consistent with sea level rise mitigation objectives and complementary.

Task 8 requires the drafting of Comprehensive Plan policies to reduce vulnerability to sea level rise. The draft policies will be formulated based on the findings set forth in this evaluation. Certain select revisions will also be recommended as related to existing policies.

ATTACHMENT "1"

City of St. Marks Existing Comprehensive Plan Policies
Addressing or Related to Flood Protection

FUTURE LAND USE ELEMENT

Policy 1.1.1: Coordinate the implementation of land development activity with the distribution, extent, location, and performance characteristics of the land uses of the adopted future land use map (Map 1):

i) Coastal High Hazard Area is the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

Policy 1.1.2: Maintain a set of land development regulations which implement and are consistent with the goals, objectives and policies of the St. Marks' Comprehensive Plan, and at a minimum:

d) Regulate and protect areas subject to periodic flooding and provide for drainage and stormwater management.

Policy 1.1.3: Support the enforcement of the Florida Building Code which requires new construction and/or substantial renovations to meet acceptable levels for safety, plumbing, electrical and other needs.

Policy 1.1.4: The City will prohibit dredge and fill, except for access to private residences and for pilings for recreation structures. Fill will be allowed only in conjunction with minimal access way and with a minimum amount beneath the structure; the fill area will be the least ecologically valuable part of the site; the fill area will be located and oriented so that direction and rate of historical surface water flows are maintained; the edge of the fill area will be stabilized to prevent erosion; and all structures in wetland areas, except for surface access roads, will be elevated on pilings. Nothing above shall constitute a prohibition on maintenance dredging of existing ditches, canals and marinas.

Policy 1.1.5: Land development regulations adopted to implement the Comprehensive Plan shall be based on, and be consistent with, the following standards for densities/intensities:

a) Residential land use – up to 4 residential units per acre (excluding lands in the Riverfront Redevelopment category) No residential shall be located in the wetlands portion of the floodplain.
b) Recreation/Conservation land use – not denser than 1 residential unit per 3 acres, exempting from this standard existing platted lots established by deed of record on or before the adoption date of the Comprehensive Plan, which do not lie contiguous to other lots or parcels under the same ownership, and on which one single-family dwelling unit may be built. No residential density shall be allowed on Recreation/Conservation lands that are in public ownership. No residential density shall be allowed on private lands which are designated as Recreation/Conservation land sand which are subject to a conservation easement.

c) Mixed land use – up to 4 residential units per acre are not more intense than 0.5 Floor Area Ratio. Commercial uses shall not exceed 65% of the land use category, residential uses shall consume at least 25% of the total category and open space and recreations uses shall consume a minimum of 10% of the development site.
d) Agricultural land use – not denser than 1 residential unit per 10 acres, exempting from this standard existing platted lots established by deed of record on or before the adoption date of the Comprehensive Plan, which do not lie contiguous to other lots or parcels under the same ownership, and on which one single-family dwelling unit may be built.
e) Commercial land use – not more intense than 0.5 acre per commercial unit.
f) Industrial land use – not more than 1 acre per industrial unit.
g) All development must be consistent with the performance standards and environmental design criteria contained in the Comprehensive Plan.

Policy 1.1.7: To minimize greenhouse gas emissions through a more walkable downtown area, the City shall require the construction of sidewalks for all new development in the Riverfront redevelopment area. (HB 697)

Policy 1.2.3: Adequate and suitable land for utility facilities will be provided to serve future development.

Policy 1.2.4: Public Utilities needed to provide essential service to existing and future land uses in the City of St. Marks shall be permitted in all of the land use classifications established by this plan.

Objective 1.5: Implement the provisions and recommendations outlined in the St. Marks Master Plan serving as an adjunct to the Comprehensive Plan used to guide future planning efforts.

Policy 1.5.6: Central sanitary sewer and potable water facilities shall be required within the Riverfront Redevelopment Area; septic tanks and packaged facilities are not allowed within the Redevelopment Area.

Policy 1.5.7: Development within the Riverfront Redevelopment Area shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development through the following:

a. Avoid or minimize the removal of existing trees and vegetation
b. Minimize soil compaction by delineating the small disturbance area feasible;
c. Maximize disconnection of impervious surfaces to reduce water runoff flows and increase opportunities for infiltration.

Policy 1.5.8: New commercial development in the Riverfront Redevelopment land use district shall be allowed reduced parking requirements based on the developer's participation in construction of common parking spaces in public parking areas. The City shall by 2010 seek to complete off street parking near the bike trail terminus and elsewhere within the district. The City shall by 2010 work with FDOT to permit construction of diagonal parking along SR 363.

ATTACHMENT "1"

Policy 1.5.9: Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize directly connected impervious areas by using best management practices such as:

a. Directing flows from roof drains to rain barrels or cisterns for reuse of stormwater;
b. Directing flows from roof drains or paved areas to vegetated areas;
c. Locating impervious surfaces so that they drain to vegetated buffers or natural areas excluding wetlands; and
d. Breaking up flow directions from large paved surfaces

Policy 1.5.10: Porous pavement materials such as pervious concrete or permeable pavers, shall be used to minimize the amount of impervious surface within new development and redevelopment, to the greatest extent practicable.

Policy 1.5.11: The developer/owner of any site shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions.

Policy 1.5.12: Where soil and water table conditions allow, stormwater from streets and roads within new development shall be conveyed through roadside swales. Curb and gutter design should not be approved, except where safety concerns exist or in areas where regional stormwater facilities are available. Infill and redevelopment within existing urban areas with existing curb and gutter are exempt from these requirements. Where curb and gutter is approved and to the extent feasible, the curb and gutter shall be designed to provide adequate curb cuts to allow run-off to be directed to roadside landscaped swales for infiltration and treatment prior to discharge.

Policy 1.5.13: All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following development and stormwater standards shall be applied to on-site stormwater run-off and detention/retention for all new development and redevelopment. These standards shall be used in the design of stormwater management facilities and systems. The following stormwater standards shall include at a minimum:

a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration or in areas where regional stormwater facilities are available;
b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration. Design of stormwater systems for residential and commercial uses shall use bio-retention areas to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake or to cisterns or rain barrels for reuse;
c. Wet detention systems shall be used for stormwater treatment and management only if dry infiltration systems are not feasible;

d. All development approval by the County/City shall require the applicant to submit to the County/City a copy of the DEP or NWFWMD stormwater permit;
e. All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the stormwater permit;
f. A native vegetative setback of 25 feet shall be located in the undisturbed/undeveloped lands adjacent to the St. Marks and Wakulla Rivers, Outstanding Florida Waters (OFW). No development shall occur in the setback area;
g. The 25 ft. native vegetative setback shall not be required for lands with existing development as depicted in Map 5, prior to the effective date of this policy. However, if redevelopment of the area is considered "substantial" as defined in Policy 1.2.2 of the Drainage sub-element of the Infrastructure Element then the lands must provide for a 25ft. native vegetative buffer;
h. Post-development run-off rates and pollutant loading must not exceed pre-development rates; and
i. Best management practices consistent with state and federal recommended standards shall be used to reduce pesticide and fertilizer run-off and soil erosion.

Objective 1.6. Special Area Plan #$1 – Marina Point Project

Special Area Plan (SAP) #1 authorizes the development of multi-family housing at 16 units per acre located along the far eastern edge of the City from Gulf Spray Drive east to the riverfront and is the property contained in Comprehensive Plan Amendment 07-1 adopted May 22, 2007. It is identified as "SAP#1" on the FLUM and designated Riverfront Redevelopment. The property is subject to the following:

Policy 1.6.4: SAP#1 must ensure the protection of the St. Marks and Wakulla Rivers and not degrade the water quality of these Outstanding Florida Water bodies. In order to achieve no net degradation the developer will be required to utilize the following best management practices during the construction of this project:

- The buildings in the project will be set back from the edge of the rive 25 feet to provide a combination of swales, vegetation and walkway. The swales will act to direct the stormwater to treatment facilities and away from the river.
- The project will be consistent with the Florida Friendly Landscaping program to minimize water and fertilizer usage
- The project will employ landscape personnel certified in Green Industries BMP program, if available
- The project will use pervious paving materials where appropriate to maximize the permeability of the site and minimize sheet flow
- Stormwater quality treatment shall be provided such that post development stormwater nutrient loading will not exceed predevelopment stormwater nutrient loading in accordance with the methodology set forth in Evaluation of Current Stormwater Design Criteria within the State of Florida, Final Report, FDEP Contract No. SO108, dated June 2007. (Preliminary calculation for the

current design using this methodology establish a retention treatment volume of 2.25 inches of runoff).

- The project must be approved by DEP and be determined to create no degradation in the water quality for the St. Marks and Wakulla Rivers.

TRANSPORTATION ELEMENT

Objective 1.1: Ensure that all streets are consistent – in terms of location, continuity, alignment, design, maintenance, and drainage – with the needs of the City.

Policy 1.1.1: Proposed street and roadway projects shall be evaluated, ranked, and prioritized according to:

a) Project need to protect public health and/or safety;
b) Project need to achieve full use or increase efficiency of use of existing facilities;
c) Project need to prevent or reduce future maintenance or improvement cost;
d) Project need to provide service to developed areas lacking service.

Policy 1.1.4: Construction of new and reconstruction of existing streets and roadways shall be designed to maintain or improve the effectiveness of existing drainage patterns.

HOUSING ELEMENT

Objective 1.1: Eliminate 50% of dilapidated housing by the year 2016.

Policy 1.1.1: The City will continue to support enforcement of the Florida Building Code which requires new construction and/or substantial renovations to meet acceptable levels for safety, plumbing, electrical and other needs.

Objective 1.2: Enable adequate and affordable housing locations and opportunities for all current and anticipated future City residents, including affordable workforce housing as defined in s. 380.065(3)(j), housing for low-income, very-low income, and moderate-income families, mobile homes, and group facilities and foster care facilities, with supporting infrastructure and public facilities.

Objective 2.1: The City of St. Marks shall protect historic housing within its jurisdictional boundaries.

Policy 2.1.1: The City will include a historic site identification in its Future Land Use Map series, and will include a provision whereby residential areas will be included, when a preponderance of housing units in the area are found to have historic significance.

Policy 2.1.2: The City will include requirements for protection and renovation of historic structures in its land development regulations.

ATTACHMENT "1"

INFRASTRUCTURE ELEMENT

SANITARY SEWER

Objective 1.1: The City will ensure the provision of adequate wastewater collection and treatment facilities which will provide service to the residential and non-residential development.

Policy 1.1.1: The City's completed Master Plan shall include recommended expansion alternatives for the City's wastewater treatment facility.

Policy 1.1.2: Existing septic tanks may remain in service until such time as No repair permits shall be honored for residential or commercial septic systems within 200' of a central sewer.

Policy 1.1.3: Use of septic tank system for new development will be prohibited.

Policy 1.1.4: Use of package treatment plants shall be limited to commercial and industrial development to provide pretreatment of wastewater prior to disposal into the municipal system.

Policy 1.1.5: The City shall complete an analysis of effluent disposal options and include in the Master Plan, recommendations for increasing the City's waste load allocation to equal or exceed its permitted treatment capacity.

DRAINAGE

Goal 1: Manage stormwater drainage to protect the quality of groundwater and surface water resources and protect the general public from the damage, cost and inconvenience from flooding.

Objective 1.1: The City will ensure that land development will not cause damage due to increased quantities of surface water runoff or to a decrease in surface water quality.

Policy 1.1.1: Educate the community on the risks of development in flood prone areas.

Policy 1.1.2: Control development through the land use plan and zoning requirements.

Policy 1.1.3: Through interlocal agreement with Wakulla County, the City will require that prior to issuing a development order or permit, the County provide assurance that stormwater management capacity, based on the level of service standard adopted by Wakulla County, is available or will be available when needed to serve the development. The level of service for stormwater rates and volume control shall be based upon critical events having duration of 24 hours and a return period of 25 years. The level of service for stormwater quality shall be in accordance with Chapter 62-346, F.A.C., and the existing Environmental Resource Permitting regulations imposed within the area served by the Northwest Florida Water Management District C.

Objective 1.2: All new development or substantial development shall not be able to allow direct outfall of runoff into a tidal stream or an Outstanding Florida Water (OFW).

ATTACHMENT "1"

Policy 1.2.1: All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following development and stormwater standards shall be applied to on-site stormwater run-off and detention/retention for all new development and redevelopment. These standards shall be used in the design of stormwater management facilities and systems. The following stormwater standards shall include at a minimum:

a. All residential development shall use swales with swale blocks or raised driveway culverts whenever possible, except when soil, topography, or seasonal high water conditions are inappropriate for infiltration;
b. Vegetated infiltration areas shall be used to provide stormwater treatment and management on all sites except when soil, topography, or seasonal high water conditions are inappropriate for infiltration. Design of stormwater systems for residential and commercial uses shall use bio-retention areas to increase stormwater treatment and reduce stormwater volume. Downspouts for both residential and commercial development shall be directed from the roof to vegetated areas for uptake or to cisterns or rain barrels for reuse;
c. Wet detention systems shall be used for stormwater treatment and management only if dry infiltration systems are not feasible;
d. All development approval by the County/City shall require the applicant to submit to the County/City a copy of the DEP or NWFWMD stormwater permit;
e. All components of the stormwater treatment and management system shall be owned and maintained by the responsible legal entity identified in the stormwater permit;
f. A native vegetative setback of 25 feet shall be located in the undisturbed/undeveloped lands adjacent to the St. Marks and Wakulla Rivers, Outstanding Florida Waters (OFW). No development shall occur in the setback area;
g. The 25ft. native vegetative setback shall not be required for lands with existing development as depicted in Map 5 of the Future Land Use Map series, prior to the effective date of this policy. However, if redevelopment of the area is considered "substantial" as defined in Policy 1.2.2 of the Drainage sub-element of the Infrastructure element then the lands must provide for a 25ft. native vegetative buffer;
h. Post-development run-off rates and pollutant loading must not exceed pre-development rates; and
i. Best management practices consistent with state and federal recommended standards shall be used to reduce pesticide and fertilizer run-off and soil erosion.

Policy 1.2.2: Redevelopment projects that result in an increase in impervious surface area shall be considered substantial and comply with all stormwater requirements for new development.

Policy 1.2.3: New development outside the Riverfront Redevelopment Area will at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels, or enhance recharge so that the natural function of groundwater recharge areas is maintained, or improved. New development projects or expansion of existing development within the Riverfront Redevelopment Areas shall be required to follow best management practices for stormwater design

and treatment. The land development regulations shall be revised to implement these best practices.

Objective 1.2: Seek to establish a regional stormwater collection and treatment system.

Policy 1.2.1: Work with Wakulla County to develop drainage systems.

Policy 1.2.2: Seek funding for construction of drainage and holding systems.

Policy 1.2.3: Conduct an assessment of stormwater management facilities by 2010 that will identify existing deficiencies and include recommendations to correct these deficiencies.

POTABLE WATER

Objective 1.1: 2010 the St. Marks Master plan shall contain a detailed engineering study of the City of St. Marks' potable water system.

Policy 1.1.1: Analyze current system conditions and facility deficiencies and identify future needs.

Policy 1.1.2: Develop cost figures for improvements.

Policy 1.1.3: Seek funds to accomplish water system improvements.

Policy 1.1.4: The City will amend the Comprehensive Plan to include recommendations of the engineering study upon its completion, and will include the fundable projects identified by the engineering study in the five-year schedule for capital improvements.

Objective 1.2: The City will implement procedures to assure that at the time a development permit is issued, adequate potable water capacity is available or will be available when the development is occupied.

NATURAL GROUNDWATER AQUIFER RECHARGE

Objective 1.1: Develop a recharge protection plan in cooperation with Wakulla County within two years of receipt of the NWFWMD's Groundwater Basin Program Resource Availability Inventory.

Policy 1.1.1: Implement programs and activities through land development regulations which maximize recharge opportunities.

COASTAL MANAGEMENT ELEMENT

Objective 1.1: The City adopts and shall maintain a level of service standard of 12 hours for evacuation time to shelter for the category 5 storm event as measured on the Saffir-Simpson scale pursuant to Section 163.3178(9)(a)2., F.S.

ATTACHMENT "1"

Policy 1.1.5: The Coastal High Hazard Area (CHHA) shall be the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as defined in Section 163.3178(2)(h), F.S. and depicted on the future land use map series.

Policy 1.1.7: The hazard mitigation annex of the Local Peacetime Emergency Plan shall be reviewed and updated on a 5-year basis, beginning in 1991. In the rewrites, the City shall identify specific actions that could be implemented to reduce exposure to natural hazards.

Objective 1.2: By 2010, the City will prepare post-disaster redevelopment plans which will reduce or eliminate the exposure of human life and public and private property to natural hazards.

Policy 1.2.1: The City will adopt an ordinance which will provide it with the authority and requirement to determine within 72 hours of a natural disaster:

a) Immediate repair and clean-up actions necessary to protect the public health safety; including repair of: potable water production facilities, the wastewater treatment plant, power generation facilities; removal of debris, stabilization or removal of structures about to collapse, and minimal repairs to make buildings habitable;
b) Coordination with county, state and federal agencies to prepare disaster assistance applications.

Policy 1.2.2: New sanitary sewer facilities in the City shall be flood proofed, raw sewage shall not leak from sanitary sewer facilities during flood events, and no new septic tanks will be permitted within the city limits.

Policy 1.2.3: The City shall participate in the preparation of a County-wide Local Mitigation Strategy by designating a representative as a member of the formal working group who will:

a) Develop the City's goals and guiding principles for hazard mitigation and long-term recovery;
b) Identify hazards and assess the risks and vulnerability of the City to natural disasters; and
c) Prepare a list of the City's existing and proposed mitigation initiatives and the policies, ordinances, and regulations that guide these efforts; and
d) Prepare for adoption a single, unified local mitigation strategy for Wakulla County and its municipalities.

Policy 1.2.4: Within the Coastal High Hazard Area, structures damaged more than 50% by coastal storms may be rebuilt provided that the redevelopment meets current building code and Land Development Code requirements.

Policy 1.2.5: New development and redevelopment shall comply with current Federal Emergency Management Agency (FEMA) and Florida Building Code construction standards.

ATTACHMENT "1"

Goal 3: Protect the environmental functions of the St. Marks and Wakulla Rivers, their shorelines, flood plains, water quality, habitats, human uses and aesthetic values.

Objective 3.1: The City of St. Marks will protect, conserve, or enhance its wetlands and wildlife habitats and adopt land development regulations to achieve this objective by 2010.

Policy 3.1.2: The City will work with Wakulla County to develop appropriate stormwater regulations, and within six months of their approval by Wakulla County, the City will adopt similar regulations.

Policy 3.1.3: The City's land development regulations will require a 25-foot native vegetation buffer to areas adjacent to the St. Marks and Wakulla Rivers to protect shorelines, floodplains, and marine resources. Areas of existing development, at the time this policy becomes effective, identified in Map 3 and public use trails and public water access points are not required to apply the 25 foot vegetative buffer requirement. However, if redevelopment of the area is considered "substantial" as defined in Policy 1.2.2 of the Drainage sub-element of the Infrastructure Element then the area must provide for a 25-ft native vegetative buffer area. All new development and redevelopment occurring on lands adjacent to the St. Marks and Wakulla Rivers must demonstrate adequate stormwater provisions as identified in the Stormwater Master Plan and the Comprehensive Plan. Marina Point is required to meet the setback requirements in Future Land Use Element Policy 1.6.4.

Policy 3.1.4: Residential zoning in the new land development regulations will not permit more than four units per acre except when implementing the Riverfront Redevelopment land use category – No residential density shall be located in the wetlands portion of the floodplain.

Policy 3.1.6: New marinas shall conform to the following criteria:

a) Public use marinas shall be allowed only in commercial land uses;
b) Public use marinas shall not be allowed in areas which have been determined by FDEP and USFWS to be critical to the survival of the endangered manatee or in areas likely to cause increased manatee mortality;
c) Marinas must provide vehicle parking and sewage pumpout facilities;
d) All parking, dry storage, and non-water dependent facilities must be built on existing uplands;
e) Marinas shall prepare hurricane plans which describe measures to be taken to minimize damage to marina sites, neighboring properties, and the environment;
f) Marina facilities shall comply with the other policies of this plan;
g) Marinas which propose to disturb or destroy wetlands or grassbeds shall demonstrate an economic need and viability for the proposed docking facilities and shall provide for use by the general public;
h) Dryslip use shall be maximized in order to minimize impacts on water quality, and minimize the area's extent of disturbance of the estuary; and
i) Fueling facilities associated with marinas shall be designed to contain spills from on-land equipment and shall be prepared to contain spills in the water.

Policy 3.1.8: The 100-year floodplain (as designated by FEMA) may be utilized for the storage of stormwater, passive recreation, conservation facilities, water dependent activities, public infrastructure needed to provide access, and non-industrial uses. Where buildable areas exist outside of the 100-year floodplain, development should take place outside of the 100-year floodplain to the maximum extent possible. In the event development is proposed within the 100-year floodplain:

a) All development (including Residential and Commercial) in the floodplain will be built two feet above the base flood elevation;
b) All development in the non-floodplain areas shall be built two feet above the grade because of the proximity to the floodplains;
c) Compensating storage shall be required;
d) The natural hydrological character of the surface waters shall be maintained;
e) Natural surface water flows, particularly sheet flows, shall be maintained;
f) Surface water quality and quantity shall be maintained;
g) Residential should be located on the upland (non-wetland) portion of the floodplain, unless approved by FDEP.

Objective 3.2: The City shall ensure that building and development activities are carried out in a manner which minimizes the damage to life and property from hurricanes.

Policy 3.2.1: Permit development in coastal high hazard zone areas only if structure s meet the requirements of the Coastal Construction Building Code and the FEMA Flood Insurance Rate Maps.

Policy 3.2.2: Expansion of public facilities within the coastal high hazard area shall be limited to that which is necessary to protect natural resources and to support land uses designated on the Future Land Use Map. Sizing of infrastructure shall be consistent with that needed to support the densities and intensities established by the plan for areas within the coastal high hazard area.

CONSERVATION ELEMENT

Goal 1: The City of St. Marks shall conserve, manage and protect its natural resources to the highest extent possible, including but not limited to air, water, water recharge areas, wetlands, water wells, soils, shores, flood plains, rivers, fisheries and wildlife, marine habitat, minerals, and other natural and environmental resources, including factors that affect energy conservation.

Objective 1.1: The City, in cooperation with Wakulla County, will protect the quality and quantity of the groundwater resources and the quality of the St. Marks and Wakulla Rivers.

Policy 1.1.1: The City will construct and operate a wastewater collection system and treatment plant to replace existing septic tank operation for the domestic and commercial wastewater of the City.

Policy 1.1.3: The City will work with the County to develop appropriate stormwater regulations and within six months of their approval by the County, the city will adopt similar regulations.

Policy 1.1.6: Because the City is located adjacent to the Wakulla River, the St. Marks River and their associated wetlands and springs, stormwater runoff from new development within the City which discharges into these resources shall meet Outstanding Florida Waters (OFW) standards. The Wakulla River and St. Marks and Wakulla River are protected under subsection 62-302.700(9), F.A.C., and are afforded a high level of protection under subsection 62-4.242(2), F.A.C. Direct impacts to these waterbodies are associated wetlands shall be demonstrated to be "clearly in the public interest." The Land Development Code shall create additional language regarding the protection of these resources.

Objective 1.2: The City will ensure the protection of the vegetation and groundwater within and adjacent to the city limits.

Policy 1.2.1: The City will prohibit dredge and fill, except for access to private residences and for pilings for recreation structures. Fill will be allowed only in conjunction with minimal access way and with a minimum amount beneath the structure; the fill area will be the least ecologically valuable part of the site; the fill area will be located and oriented so that direction and rate of historical surface water flows are maintained; the edge of the fill area will be stabilized to prevent erosion; and all structures in wetland areas, except for surface access roads, will be elevated on pilings. Nothing above shall constitute a prohibition on maintenance dredging of existing ditches, canals and marinas.

Policy 1.2.5: The City's land development regulations shall ensure that:

a) Site plans for new development identify the location and extent of wetlands on the property;
b) Site plans provide measures to assure that normal flows and quality of water will be provided to maintain wetlands after development; and
c) New development is clustered away from wetland areas; and
d) Where alteration of wetlands is necessary in order to allow reasonable use of property, either the restoration of disturbed wetlands will be provided or additional wetlands will be created to insure no net loss of wetlands.

Objective 1.4: The City will protect current soil quality.

Policy 1.4.1: Given the severe nature of soil conditions, the City in its land development regulations will maintain low densities of not more than four units per acre in (currently unplatted) residential areas.

RECREATION AND OPEN SPACE ELEMENT

Goal 1: Ensure the provision of sufficient recreation facilities and open space, including but not limited to, natural reservations, parks and playgrounds, parkways, waterways and public access to waterways to satisfy the health, safety and welfare of citizens and visitors to the City of St. Marks.

ATTACHMENT "1"

Objective 1.1: Through the Master Planning process, the City will augment existing facilities to enhance recreational opportunities for the City's residents and its visitors.

Policy 1.1.4: The City shall pursue development of an elevated Riverwalk along the St. Marks River from the downtown commercial area to the St. Marks River Park.

Policy 1.2.2: The City will limit the conditions for the development of marina slips in its land development regulations.

Objective 1.3: The City will further the provisions of public open space by acquiring lands for use as parks or passive open space.

Policy 1.3.1: The City will acquire lands for use as public parks and open space.

Policy 1.3.2: The City will seek funding for the purpose of acquiring lands for use as public parks and open space from Federal, State, and other funding sources.

Objective 1.4: Create an open-air plaza on the St. Marks riverfront to enhance the "downtown" experience for locals and visitors to St. Marks.

Policy 1.4.2: The City shall coordinate with property owner(s) about acquiring waterfront property.

Policy 1.4.3: The City shall apply for grants to acquire riverfront property for development of plaza and day-dock.

ATTACHMENT "1"

INTEROGOVERNMENTAL COORDINATION ELEMENT

Objective 1.1: The City Commission shall assume responsibility for coordinating the Comprehensive Plan of the city with the plans of other governmental entities. The City Commission shall ensure coordination in establishing levels of service standards for public facilities with any other entities having operational and maintenance responsibilities for such facilities.

Policy 1.1.1: Establish written agreements between the City and governmental entities for public facilities and services owned/operated or utilized by the city outside the incorporated area.

Policy 1.1.14: The City shall address building inspections in accordance with the existing interlocal agreement with Wakulla County.

CAPITAL IMPROVEMENT ELEMENT

Goal 1: The City shall undertake actions necessary to adequately provide needed public facilities to all residents within its jurisdiction a manner which protects investments in existing facilities, maximizes the use of existing facilities, and promotes orderly growth.

Objective 1.1: Capital improvements will be provided to correct deficiencies, to replace inadequate facilities and to accommodate future growth.

Policy 1.1.1: The City will pursue fund sources according to the financing schedule of the adopted capital improvement program for all capital improvement projects in the five-year schedule of improvements which are designated to correct existing deficiencies.

Policy 1.1.2: The City shall continue to expend funds to maintain existing facilities and services at their existing capacity.

Policy 1.1.3: The City will secure funding assistance through public and private sources to finance the provision of capital improvements.

Policy 1.1.4: Capital improvement projects shall be prioritized according to the following guidelines:

a) Protection of public health and safety;
b) Increased efficiency and/or effectiveness of existing facilities;
c) Extension of existing facilities and services to developed areas lacking full service; and
d) Supports development consistent with the future land use plan and map.

Policy 1.1.8: In accordance with the individual elements, the City adopts the following Level of Service Standards for transportation and infrastructure and recreation:

Arterial Street	LOS C
Collector Street	LOS C

ATTACHMENT "1"

Local Street	LOS C
Wastewater	100 gallons per capita per day
Solid Waste	301 pounds per capita per day
Stormwater Rates and Volume Control	Based upon critical events having duration of 24 hours and a return period of 25 years. The level of service for stormwater quality shall be in accordance with Chapter 62-346, F.A.C., and the existing Environmental Resource Permitting regulations imposed with the area served by the Northwest Florida Water Management District C.
Potable Water	100 gallons per capita per day
Recreation	10 acres per 1,000 persons

Objective 4.1: The City shall manage debt in a prudent and efficient manner.

Policy 4.3: Efforts shall be made to secure grants or private funds, when possible, to finance capital improvements.

Attachment 2
Evaluation of St. Marks Comprehensive Plan Policies Addressing Land Use, Infrastructure and Flood Protection

Land Use Policies	Subject	#1. Does Objective or Policy Apply within SLR Area?	#2. Is Objective or Policy Appropriate for SLR Area?	#3. Does Objective or Policy Require Amendment to Clarify Applicability to SLR Area?	#4. Type of Policy (land use, regulatory, incentive, funding, education, engineering solutions	#5. Density Appropriate for SLR Area?	#6. Permitted Uses Appropriate for SLR Area?	#7. Intensity Standards Appropriate for SLR Area?	#8. Clustering Required?	#9. Maximum Parking Limitations?	#10. Impervious Design or Restrictions
Future Land Use, Policy 1.1.1	Coordinate the implementation of land development activity with the land uses of the adopted future land use map	Yes	Yes	No	Land use	Portions of Res and RFA impacted by SLR	**Yes**	**Yes**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.1.3	Support the enforcement of the Florida Building Code which requires new construction and/or substantial renovations to meet acceptable levels for safety, plumbing, electrical, etc	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.1.4	The City will prohibit dredge and fill, except for access to private residences and for pilings for recreation structures.	Yes	Yes	Apply to SLR	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.1.5	Land development regulations adopted to implement the Comprehensive Plan shall be based on, and be consistent with, the following standards for densities/intensities:	Yes – it restricts residential development from occurring in the wetlands portion of the 100-year flood plain.	Yes	Incorporate SLR clustering	**Land use**	**Yes**	**Yes**	**Yes**	**No**	**No**	**N/A**
Future Land Use, Policy 1.1.7	To minimize greenhouse gas emissions through walkable downtown area, the City shall require the construction of sidewalks for all new development in the Riverfront area.	Yes	Yes	no	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Future Land Use, Policy 1.2.3	Adequate and suitable land for utility facilities will be provided to serve future development.	Yes	Yes	Direct Away from SLR	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.2.4	Public Utilities needed to provide essential service to existing and future land uses in the City of St. Marks shall be permitted in all of the land use classifications established by this plan.	Yes	Yes	Direct Away from SLR	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Objective 1.5	Implement the provisions and recommendations outlined in the St. Marks Master Plan serving as an adjunct to the Comprehensive Plan used to guide future planning efforts.	Yes	Yes	Evaluate SLR impacts to RFA	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.5.6	Central sanitary sewer and potable water facilities shall be required within the Riverfront Redevelopment Area; septic tanks and packaged facilities are not allowed within the Redevelopment Area.	Yes	Yes	Direct utilities away from under developed SLR areas	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.5.7	Development within the Riverfront Redevelopment Area shall be designed to minimize site disturbance by limiting clearing to the minimum area necessary to accomplish development through the following:	Yes	Yes	Evaluate SLR impacts to RFA	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**
Future Land Use, Policy 1.5.8	New commercial development in the Riverfront land use district shall be allowed reduced parking requirements based on the developer's participation in construction of common spaces in public areas.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**
Future Land Use, Policy 1.5.9	Design of parking lots, sidewalks, buildings, and other impervious surfaces	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**

	shall minimize directly connected impervious areas by using best management practices such as:										
Future Land Use, Policy 1.5.10	Porous pavement materials such as pervious concrete or permeable pavers, used to minimize the amount of impervious surface within new development and redevelopment, to the greatest extent practicable.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**
Future Land Use, Policy 1.5.11	The developer/owner shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.5.12	Where soil and water table conditions allow, stormwater from streets and roads within new development shall be conveyed through roadside swales. Curb and gutter approved in limited circumstances	Yes	Yes	Evaluate curb and gutter	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.5.13	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. Should follow this criteria:	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Objective 1.6	Special Area Plan – Marina Point Project	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.6.4	SAP#1 must ensure the protection of the St. Marks and Wakulla Rivers and not degrade the water quality of these Outstanding Florida Water bodies.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**
Trans Element, Objective 1.1	Streets being consistent with the needs of the city.	Yes - it is citywide	Yes – there are references to design, location	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

			and drainage								
Housing Element, Objective 2.1	The City of St. Marks shall protect historic housing within its jurisdictional boundaries.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Housing Element, Policy 2.1.1	The City will include a historic site identification in its Future Land Use Map series, and will include a provision whereby residential areas will be included, when a preponderance of housing units in the area are found to have historic significance.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Housing Element, Policy 2.1.2	The City will include requirements for protection and renovation of historic structures in its land development regulations.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Sanitary Sewer, Objective 1.1	The City will ensure the provision of adequate wastewater collection and treatment facilities which will provide service to the residential and non-residential development.	Yes	Yes	Direct away from under developed SLR areas	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Sanitary Sewer, Policy 1.1.1	The City's completed Master Plan shall include recommended expansion alternatives for the City's wastewater treatment facility.	Yes	Yes	Avoid in SLR/ Flood proof in SLR	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Sanitary Sewer, Policy 1.1.2	Existing septic tanks may remain in service until such time as No repair permits shall be honored for residential or commercial septic systems within 200' of a central sewer.	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Sanitary Sewer, Policy 1.1.3	Use of septic tank system for new development will be prohibited.	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Sanitary Sewer, Policy 1.1.4	Use of package treatment plants shall be limited to commercial and industrial development to provide pretreatment of wastewater prior to disposal into the municipal system.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Sanitary Sewer, Policy 1.1.5	The City shall complete an analysis of effluent disposal options and include in the Master Plan, recommendations for increasing the City's waste load allocation to equal or exceed its permitted treatment capacity.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Drainage, Policy 1.1.1	Educate the community on the risks of development in flood prone areas.	Yes	Yes	Avoid SLR	Education	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Drainage, Policy 1.1.2	Control development through the land use plan and zoning requirements.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Second Drainage, Policy 1.2.1	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following stormwater standards shall include at a minimum:	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Second Drainage, Policy 1.2.2	Redevelopment projects that result in an increase in impervious surface area shall be considered substantial and comply with all stormwater requirements for new development.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Potable Water, Objective 1.1	2010 the St. Marks Master plan shall contain a detailed engineering study of the City of St. Marks' potable water system.	Yes	Yes	No	Engineering	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Potable Water, Policy 1.1.2	Develop cost figures for improvements.	Yes	Yes	No	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Potable Water, Policy 1.1.3	Seek funds to accomplish water system improvements.	Yes	Yes	No	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Potable Water, Policy 1.1.4	The City will amend the Comprehensive Plan to include recommendations of the engineering study upon its completion, and will include the fundable projects	Yes	Yes	No	Engineering	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	identified by the engineering study in the five-year schedule for capital improvements.										
Natural Groundwater, Objective 1.1	Develop a recharge protection plan in cooperation with Wakulla County within two years of receipt of the NWFWMD's Groundwater Basin Program Resource Availability Inventory.	Yes	Yes	No	Engineering	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Natural Groundwater, Policy 1.1.1	Implement programs and activities through land development regulations which maximize recharge opportunities.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Objective 1.1	The City adopts and shall maintain a level of service standard of 12 hours for evacuation time to shelter for the category 5 storm event as measured on the Saffir-Simpson scale	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 1.1.5	The Coastal High Hazard Area (CHHA) shall be the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Objective 1.2	By 2010, the City will prepare post-disaster redevelopment plans which will reduce or eliminate the exposure of human life and public and private property to natural hazards.	Yes	Yes	No	Land use	**Potential**	**Potential**	**Potential**	**Potential**	**Potential**	**Potential**
Coastal Management, Policy 1.2.3	The City shall participate in the preparation of a County-wide Local Mitigation Strategy by designating a representative as a member of the formal working group who will:	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal	Within the Coastal High	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Management, Policy 1.2.4	Hazard Area, structures damaged more than 50% by coastal storms may be rebuilt provided that the redevelopment meets current building code and Land Development Code requirements.										
Coastal Management, Policy 1.2.5	New development and redevelopment shall comply with current Federal Emergency Management Agency (FEMA) and Florida Building Code construction standards.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Objective 3.1	The City of St. Marks will protect, conserve, or enhance its wetlands and wildlife habitats and adopt land development regulations to achieve this objective by 2010.	Yes	Yes	No	Land use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.1.2	The City will work with Wakulla County to develop appropriate stormwater regulations, and within six months of their approval by Wakulla County, the City will adopt similar regulations.	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.1.3	The City's land development regulations require a 25-foot native vegetation buffer to areas adjacent to the St. Marks and Wakulla Rivers to protect shorelines, flood plains, and marine resources.	Yes – the intent of this provision is to protect shorelines, flood plains and to mitigate runoff and flood damage potential	Yes – it protects against property damage, limits risk of flood, etc	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.1.4	Residential zoning in the new land development regulations will not permit more than 4 units/acre except when implementing the Riverfront land use category-No residential density shall be located in the wetlands portion of the floodplain.	Yes – residential development will not be permitted within wetland areas in the 100-year floodplain	Yes	No	**Regulatory**	**Yes**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**

Coastal Management, Policy 3.1.6	New marinas shall conform to a set of criteria	Yes	Yes	Yes	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	Marinas must provide vehicle parking	**N/A**
Coastal Management, Objective 3.2	The City shall ensure that building and development activities are carried out in a manner which minimizes the damage to life and property from hurricanes.	Yes	Yes	No	Land Use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.2.1	Permit development in coastal high hazard zone areas only if structure s meet the requirements of the Coastal Construction Building Code and the FEMA Flood Insurance Rate Maps.	Yes	Yes	No	Land Use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.2.2	Expansion of public facilities within the coastal high hazard area shall be limited to that which is necessary to protect natural resources and to support land uses designated on the Future Land Use Map.	Yes	Yes	No	Land Use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Objective 1.4	The City will protect current soil quality.	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Policy 1.4.1	Given the severe nature of soil conditions, the City in its land development regulations will maintain low densities of not more than four units per acre in (currently unplatted) residential areas	Yes	Yes	No	Land Use	**Yes**	**N/A**	**N/A**	Incorporate Cluster	**N/A**	**N/A**
Recreation, Objective 1.1	Through the Master Planning process, the City will augment existing facilities to enhance recreational opportunities for the City's residents and its visitors.	Yes	Yes	No	Land Use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation, Objective 1.3	The City will further the provisions of public open space by acquiring lands for use as parks or passive open space.	Yes	Yes	No	Land Use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation,	The City will acquire lands for	Yes	Yes	No	Land Use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Policy 1.3.1	use as public parks and open space.										
Recreation, Policy 1.3.2	The City will seek funding for the purpose of acquiring lands for use as public parks and open space from Federal, State, and other funding sources.	Yes	Yes	No	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation, Objective 1.4	Create an open-air plaza on the St. Marks riverfront to enhance the “downtown” experience for locals and visitors to St. Marks.	Yes	Yes	No	Land Use	**N/A**	**Yes**	**Yes**	**N/A**	**N/A**	**N/A**
Recreation, Policy 1.4.2	The City shall coordinate with property owner(s) about acquiring waterfront property.	Yes	Maybe	Prioritize	Land Use	**N/A**	**N/A**	**N/A**	Incorporate cluster	**N/A**	**N/A**
Recreation, Policy 1.4.3	The City shall apply for grants to acquire riverfront property for development of plaza and day-dock.	Yes	Yes	Prioritize	Funding	**N/A**	**Yes**	**Yes**	**N/A**	**N/A**	**N/A**
Intergovernment Coordination, Objective 1.1	The City Commission shall assume responsibility for coordinating the Comprehensive Plan of the city with the plans of other governmental entities.	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Intergovernment Coordination, Policy 1.1.1	Establish written agreements between the City and governmental entities for public facilities and services owned/operated or utilized by the city outside the incorporated area.	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Intergovernment Coordination, Policy 1.1.14	The City shall address building inspections in accordance with the existing interlocal agreement with Wakulla County.	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Objective 1.1	Capital improvements will be provided to correct deficiencies, to replace inadequate facilities and to accommodate future growth.	Yes	Yes	No	Land Use	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements,	The City will pursue fund sources according to the	Yes	Yes	No	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Policy 1.1.1	financing schedule of the adopted capital improvement projects in the five-year schedule of improvements										
Capital Improvements, Policy 1.1.2	The City shall continue to expend funds to maintain existing facilities and services at their existing capacity.	Yes	Yes	No	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Policy 1.1.3	The City will secure funding assistance through public and private sources to finance the provision of capital improvements.	Yes	Yes	No	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Policy 1.1.4	Capital improvement projects shall be prioritized according to the following guidelines:	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Policy 1.1.8	In accordance with the individual elements, the City adopts the following Level of Service Standards for transportation and infrastructure and recreation:	Yes	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Objective 4.1	The City shall manage debt in a prudent and efficient manner.	Yes	Yes	No	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Policy 4.3	Efforts shall be made to secure grants or private funds, when possible, to finance capital improvements.	Yes	Yes	No	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Infrastructure Policies						**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Trans Element, Policy 1.1.1	Roadway projects will be rated and prioritized according to health, efficiency, reduce maintenance, and level of service	Yes – it is citywide	Yes – it would prioritize projects based on need and public safety	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Trans Element, Policy 1.1.4	New and reconstructed roadways shall be designed to improve or maintain drainage patterns	Yes – it is related to drainage patterns	Yes – it addresses effective drainage construction	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Housing Element, Policy 1.1.1	The city will enforce the Florida Building Code which requires specific levels for	Yes	Yes- building code standards address areas in	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	No	Yes – It would regulate

	safety, plumbing, etc		which SLR will be present								impervious design
Drainage, Objective 1.1	The city will ensure that land development will not cause damage due to increased water runoff	Yes- it deals with runoff	Yes- there is no need to bolster this language	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Drainage Policy 1.1.3	In accordance with Wakulla County, prior to issuing a permit, the County will provide assurance that stormwater capacity is available based on the level of service standard	Yes – it addresses developments and their relationship to stormwater capacity	Yes – it enables St. Marks to maintain the appropriate stormwater standards	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Drainage, Objective 1.2	All new development shall not be able to allow direct outfall of runoff into a tidal stream or an Outstanding Florida Water	Yes – it restricts direct outfall or runoff to tidal streams	Yes – it restricts building in located near coastal areas	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Drainage Policy 1.2.1	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding.	Yes – it directly describes a list of restrictions that deal with flooding, infrastructure, run-off, etc	Yes – it protects against excessive building and requires development to comply with an immense number of regulations	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	Relates
Drainage Policy 1.2.2	Redevelopment projects that result in an increase in impervious surface area shall be considered substantial and comply with all stormwater requirements for new development.	Yes – it addresses impervious surfaces	Yes – I believe it protects against excessive impervious surface creation	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	Yes
Drainage Policy 1.2.3	New development outside the Riverfront Redevelopment Area will at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels. New development projects development within the Riverfront Redevelopment Areas shall be required to follow best	Yes – SLR inundation impacts peril of RFA	Yes – It addresses the need for developments to maintain flow rates for runoff and retention, but RFA appears to be exempted from pre-post	Yes – RFA should be subject to pre-post standard	Regulatory	**N/A**	**N/A**	Relates	**N/A**	Relates	Relates

	management practices for stormwater design and treatment.										
Second Drainage, Objective 1.2	Seek to establish a regional stormwater collection and treatment system.	Yes – development within the SLR would be affected	It is not directly related to the policy	No	Engineering /Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Second Drainage, Policy 1.2.3	Conduct an assessment of stormwater management facilities by 2010 that will identify existing deficiencies and include recommendations	Yes – reevaluate based on SLR	It is not directly related to the policy	Yes – deficiencies need to be assessed after the SLR analysis is completed.	Engineering /Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Potable Water, Policy 1.1.1	Analyze current system and identify future needs.	Yes – future needs of St. Marks will take into account SLR area and impacts	Yes – it highlights the need to analyze the potable water systems future needs	Maybe – it could address SLR specifically if deemed appropriate	Engineering	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 1.2.2	New sanitary sewer facilities in the City shall be flood proofed, raw sewage shall not leak from sanitary sewer facilities during flood events, and no new septic tanks will be permitted within the city limits.	Yes – specifies sanitary sewers should be flood proof. Does not allow septic tanks	Yes	No	**Regulatory**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Policy 1.1.1	The City will construct and operate a wastewater collection system and treatment plant to replace existing septic tank operation for the domestic and commercial wastewater of the City.	Yes – it involves the entire city	Yes – septic tanks would be problematic within the SLR area	No	Engineering	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Policy 1.2.5	The City's land development regulations shall ensure that: b) normal flows and quality of water will be provided.	Yes – Clustering, assures flows and water quality remain the same	Yes- controlling flows and conserving wetlands is necessary to protect against property damages	No	Regulatory	**N/A**	**N/A**	**N/A**	Yes	**N/A**	**N/A**
Recreation Open Space, Policy	The City shall pursue development of an elevated	Yes	If designed properly	Account for SLR	Land Use	**N/A**	No	**N/A**	**N/A**	**N/A**	**N/A**

1.1.4	Riverwalk along the St. Marks River from the downtown commercial area to the St Marks River Park.										
Recreation Open Space, Policy 1.2.2	The City will limit the conditions for the development of marina slips in its land development regulations.	Potentially	Yes	Account for SLR	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation Open Space, Objective 1.4	Create an open-air plaza on the St. Marks riverfront to enhance the "downtown' experience for locals and visitors to St. Marks.	Potentially	If designed properly	Account for SLR	Land Use	**N/A**	No	**N/A**	**N/A**	No	No
Recreation Open Space, Policy 1.4.2	The City shall coordinate with property owner(s) about acquiring waterfront property	Potentially	Yes	No	Regulatory	**N/A**	Not specific	**N/A**	**N/A**	**N/A**	**N/A**
Recreation Open Space, Policy 1.4.3	The City shall apply for grants to acquire riverfront property for development of plaza and day-dock.	Potentially	Not especially – Development within the SLR is not recommended	Prioritize SLR	Funding	**N/A**	**N/A**	**N/A**	**N/A**	No	No
Capital Improvement, Objective 1.1	Capital improvements will be provided to correct deficiencies, to replace inadequate facilities and to accommodate future growth.	Yes – correcting deficiencies and accommodating future growth could both apply to SLR area	Yes	Account for SLR	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvement, Policy 1.1.1	The City will pursue fund sources according to the financing schedule of the adopted capital improvement program for all capital improvement projects in the five-year schedule of improvements which are designated to correct existing deficiencies.	Yes – capital improvements will certainly apply to infrastructure within the SLR area at some point	Yes	Account for SLR	Funding	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvement, Policy 1.1.4	Capital improvement projects shall be prioritized according to the following guidelines:	Yes – projects will be prioritized on public safety and health. This is appropriate for areas of SLR	Yes	No	Regulatory	**N/A**	No	No	**N/A**	No	**N/A**

Capital Improvement, Policy 1.1.8	In accordance with the individual elements, the City adopts the following Level of Service Standards for transportation and infrastructure and recreation:	Specifies stormwater rates and volume control	Yes – rates are determined by critical event flow rates	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Flood Protection Policies											
Future Land Use, Policy 1.1.2	Maintain a set of land development regulations which implement and are consistent with the goals, objectives and policies of the St. Marks' Comprehensive Plan, and at a minimum:	Yes – it specifies that St. Marks will regulate land subject to periodic flooding and provide drainage	Yes	Yes	**Regulatory**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.5.13	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following development and stormwater standards shall be applied	Yes – it specifies that development adjacent to OFW should minimize flooding. It also specifies best stormwater practices	Yes – it is consistent with other policies in the Comp Plan that specify flood mitigation strategies	No	**Regulatory**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**No**
Drainage Policy, Policy 1.2.1	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following development and stormwater standards shall be applied	Yes – specifies stormwater management to avoid cost and damage from flooding	Yes – they are exactly the same specifications as Future Land Use element 1.5.13	No	**Regulatory**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**No**
Coastal Management, Policy 3.1.8	The 100-year floodplain may be utilized for the storage of stormwater, passive recreation, conservation facilities, water activities, public infrastructure needed to provide access, and non-industrial. Regulations for	Yes – it specifies all uses must be built two feet above base flood elevation. Residential should be developed in up-lands of floodplain	Yes – uses must be built to accommodate flooding in flood plain.	Yes	**Regulatory**	**N/A**	**Yes**	**N/A**	**No**	**No**	**N/A**

	development in the 100 year floodplain are proposed to be:										
Coastal Management, Policy 3.2.1	Permit development in coastal high hazard zone areas only if structures meet the requirements of the Coastal Construction Building Code and the FEMA Flood Insurance Rate Maps.	Yes – building standards should be increased in coastal high hazard zone	Yes	No	**Regulatory**	**N/A**	**N/A**	**N/A**	**N/A**	**No**	**N/A**
Conservation, Objective 1.1	The City, in cooperation with Wakulla County, will protect the quality and quantity of the groundwater resources and the quality of the St. Marks and Wakulla Rivers.	Yes – it protects St. Marks rivers	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Policy 1.1.3	The City will work with the County to develop appropriate stormwater regulations and within six months of their approval by the County, the City will adopt similar regulations.	Yes	Yes – stormwater regulations should exist within St. marks	No	Engineering /Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Policy 1.1.6	stormwater runoff from new development within the City which discharges into these resources shall meet Outstanding Florida Waters (OFW) standards.	Yes- stormwater runoff is related to SLR area	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Objective 1.2	The City will ensure the protection of the vegetation and groundwater within and adjacent to the city limits.	Yes – vegetation will help protect against property damage and groundwater will be affected by the SLR	Yes	No	Regulatory	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Policy 1.2.1	The City will prohibit dredge and fill, except for access to private residences and for pilings for recreation structures. Fill will be allowed only in conjunction with minimal access way and with a minimum amount beneath the structure;	Yes – it regulates the dredge and fill process appropriately	Yes	No	Regulatory	**N/A**	Yes	**N/A**	**N/A**	**N/A**	**N/A**

Land Use Policies	Subject	#1. Does Objective or Policy Apply within SLR Area?	#11. Stormwater Standards	#12. Fill Limitations?	#13. Base flood elevation standards?	#14. Other Flood Regulations	#15. Central Water and Sewer Locational Restrictions?	#16. Stormwater Locational Requirement by Type?	#17. Road or Right of Way Locational Requirements?
Future Land Use, Policy 1.1.1	Coordinate the implementation of land development activity with the land uses of the adopted future land use map	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.1.3	Support the enforcement of the Florida Building Code which requires new construction and/or substantial renovations to meet acceptable levels for safety, plumbing, electrical, etc	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.1.4	The City will prohibit dredge and fill, except for access to private residences and for pilings for recreation structures.	Yes	**N/A**	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.1.5	Land development regulations adopted to implement the Comprehensive Plan shall be based on, and be consistent with, the following standards for densities/intensities:	Yes – it restricts residential development from occurring in the wetlands portion of the 100-year flood plain.	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.1.7	To minimize greenhouse gas emissions through walkable downtown area, the City shall require the construction of sidewalks for all new development in the Riverfront area.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.2.3	Adequate and suitable land for utility facilities will be provided to serve future development.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Not Specified**	**N/A**	**N/A**
Future Land	Public Utilities needed to	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Not Specified**	**N/A**	**N/A**

Use, Policy 1.2.4	provide essential service to existing and future land uses in the City of St. Marks shall be permitted in all of the land use classifications established by this plan.								
Future Land Use, Objective 1.5	Implement the provisions and recommendations outlined in the St. Marks Master Plan serving as an adjunct to the Comprehensive Plan used to guide future planning efforts.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.5.6	Central sanitary sewer and potable water facilities shall be required within the Riverfront Redevelopment Area; septic tanks and packaged facilities are not allowed within the Redevelopment Area.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**
Future Land Use, Policy 1.5.7	Central sanitary sewer and potable water facilities shall be required within the Riverfront Redevelopment Area; septic tanks and packaged facilities are not allowed within the Redevelopment Area.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**
Future Land Use, Policy 1.5.8	New commercial development in the Riverfront land use district shall be allowed reduced parking requirements based on the developer's participation in construction of common	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	spaces in public areas.								
Future Land Use, Policy 1.5.9	Design of parking lots, sidewalks, buildings, and other impervious surfaces shall minimize directly connected impervious areas by using best management practices such as:	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.5.10	Porous pavement materials such as pervious concrete or permeable pavers, used to minimize the amount of impervious surface within new development and redevelopment, to the greatest extent practicable.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land Use, Policy 1.5.11	The developer/owner shall be responsible for the on-site management of stormwater runoff in a manner so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions	Yes	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**No**	**N/A**
Future Land Use, Policy 1.5.12	Where soil and water table conditions allow, stormwater from streets and roads within new development shall be conveyed through roadside swales. Curb and gutter approved in limited circumstances	Yes	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	Curb and gutter allowed in limited circumstances	**N/A**
Future Land Use, Policy 1.5.13	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. Should follow this criteria:	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Future Land	Special Area Plan #$1 –	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Use, Objective 1.6	Marina Point Project								
Future Land Use, Policy 1.6.4	SAP#1 must ensure the protection of the St. Marks and Wakulla Rivers and not degrade the water quality of these Outstanding Florida Water bodies.	Yes	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**
Trans Element, Objective 1.1	Streets being consistent with the needs of the city.	Yes - it is citywide	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Housing Element, Objective 2.1	The City of St. Marks shall protect historic housing within its jurisdictional boundaries.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Housing Element, Policy 2.1.1	The City will include a historic site identification in its Future Land Use Map series, and will include a provision whereby residential areas will be included, when a preponderance of housing units in the area are found to have historic significance.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Housing Element, Policy 2.1.2	The City will include requirements for protection and renovation of historic structures in its land development regulations.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Sanitary Sewer, Objective 1.1	The City will ensure the provision of adequate wastewater collection and treatment facilities which will provide service to the residential and non-residential development.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Sanitary Sewer, Policy 1.1.1	The City’s completed Master Plan shall include recommended expansion alternatives for the City’s wastewater treatment facility.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Not Specified**	**N/A**	**N/A**

Sanitary Sewer, Policy 1.1.2	Existing septic tanks may remain in service until such time as No repair permits shall be honored for residential or commercial septic systems within 200’ of a central sewer.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Not Specified**	**N/A**	**N/A**
Sanitary Sewer, Policy 1.1.3	Use of septic tank system for new development will be prohibited.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**
Sanitary Sewer, Policy 1.1.4	Use of package treatment plants shall be limited to commercial and industrial development to provide pretreatment of wastewater prior to disposal into the municipal system.	Yes	**Yes**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**
Sanitary Sewer, Policy 1.1.5	The City shall complete an analysis of effluent disposal options and include in the Master Plan, recommendations for increasing the City’s waste load allocation to equal or exceed its permitted treatment capacity.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Not Specified**	**N/A**	**N/A**
Drainage, Policy 1.1.1	Educate the community on the risks of development in flood prone areas.	Yes	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**	**N/A**
Drainage, Policy 1.1.2	Control development through the land use plan and zoning requirements.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Second Drainage, Policy 1.2.1	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following stormwater standards shall include at a minimum:	Yes	**Yes**	**N/A**	**N/A**	**Yes**	**N/A**	**Yes**	**N/A**
Second	Redevelopment projects	Yes	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Drainage, Policy 1.2.2	that result in an increase in impervious surface area shall be considered substantial and comply with all stormwater requirements for new development.								
Potable Water, Objective 1.1	2010 the St. Marks Master plan shall contain a detailed engineering study of the City of St. Marks' potable water system.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Potentially**	**N/A**	**N/A**
Potable Water, Policy 1.1.2	Develop cost figures for improvements.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Potable Water, Policy 1.1.3	Seek funds to accomplish water system improvements.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Potable Water, Policy 1.1.4	The City will amend the Comprehensive Plan to include recommendations of the engineering study upon its completion, and will include the fundable projects identified by the engineering study in the five-year schedule for capital improvements.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Potentially**	**N/A**	**N/A**
Natural Groundwater, Objective 1.1	Develop a recharge protection plan in cooperation with Wakulla County within two years of receipt of the NWFWMD's Groundwater Basin Program Resource Availability Inventory.	Yes	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Natural Groundwater, Policy 1.1.1	Implement programs and activities through land development regulations which maximize recharge opportunities.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Objective 1.1	The City adopts and shall maintain a level of service standard of 12	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	hours for evacuation time to shelter for the category 5 storm event as measured on the Saffir-Simpson scale								
Coastal Management, Policy 1.1.5	The Coastal High Hazard Area (CHHA) shall be the areas below the elevation of the category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Objective 1.2	By 2010, the City will prepare post-disaster redevelopment plans which will reduce or eliminate the exposure of human life and public and private property to natural hazards.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 1.2.3	The City shall participate in the preparation of a County-wide Local Mitigation Strategy by designating a representative as a member of the formal working group who will:	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 1.2.4	Within the Coastal High Hazard Area, structures damaged more than 50% by coastal storms may be rebuilt provided that the redevelopment meets current building code and Land Development Code requirements.	Yes	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 1.2.5	New development and redevelopment shall comply with current Federal Emergency Management Agency (FEMA) and Florida	Yes	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**

	Building Code construction standards.								
Coastal Management, Objective 3.1	The City of St. Marks will protect, conserve, or enhance its wetlands and wildlife habitats and adopt land development regulations to achieve this objective by 2010.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.1.2	The City will work with Wakulla County to develop appropriate stormwater regulations, and within six months of their approval by Wakulla County, the City will adopt similar regulations.	Yes	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.1.3	The City's land development regulations require a 25-foot native vegetation buffer to areas adjacent to the St. Marks and Wakulla Rivers to protect shorelines, flood plains, and marine resources.	Yes – the intent of this provision is to protect shorelines, flood plains and to mitigate runoff and flood damage potential	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.1.4	Residential zoning in the new land development regulations will not permit more than 4 units/acre except when in the Riverfront land use category-No residential shall be located in the wetlands portion of floodplain.	Yes – residential development will not be permitted within wetland areas in the 100-year floodplain	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.1.6	New marinas shall conform to a set of criteria	Yes, it addresses marinas, which will only exist in or in close proximity to SLR	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**	**N/A**
Coastal Management, Objective 3.2	The City shall ensure that building and development activities are carried out in a	Yes	**N/A**	**N/A**	**Yes**	**Yes**	**N/A**	**N/A**	**N/A**

	manner which minimizes the damage to life and property from hurricanes.								
Coastal Management, Policy 3.2.1	Permit development in coastal high hazard zone areas only if structure s meet the requirements of the Coastal Construction Building Code and the FEMA Flood Insurance Rate Maps.	Yes	**N/A**	**N/A**	**Yes**	**Yes**	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.2.2	Expansion of public facilities within the coastal high hazard area shall be limited to that which is necessary to protect natural resources and to support land uses designated on the Future Land Use Map.	Yes	**N/A**	**N/A**	**N/A**	**Yes**	**Yes**	**N/A**	**N/A**
Conservation, Objective 1.4	The City will protect current soil quality.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation, Policy 1.4.1	Given the severe nature of soil conditions, the City in its land development regulations will maintain low densities of not more than four units per acre in (currently unplatted) residential areas	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation, Objective 1.1	Through the Master Planning process, the City will augment existing facilities to enhance recreational opportunities for the City's residents and its visitors.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation, Objective 1.3	The City will further the provisions of public open space by acquiring lands for use as parks or passive open space.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation, Policy 1.3.1	The City will acquire lands for use as public	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	parks and open space.								
Recreation, Policy 1.3.2	The City will seek funding for the purpose of acquiring lands for use as public parks and open space from Federal, State, and other funding sources.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation, Objective 1.4	Create an open-air plaza on the St. Marks riverfront to enhance the “downtown” experience for locals and visitors to St. Marks.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation, Policy 1.4.2	The City shall coordinate with property owner(s) about acquiring waterfront property.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation, Policy 1.4.3	The City shall apply for grants to acquire riverfront property for development of plaza and day-dock.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Intergovernment Coordination, Objective 1.1	The City Commission shall assume responsibility for coordinating the Comprehensive Plan of the city with the plans of other governmental entities.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Potentially**	**N/A**	**N/A**
Intergovernment Coordination, Policy 1.1.1	Establish written agreements between the City and governmental entities for public facilities and services owned/operated or utilized by the city outside the incorporated area.	Yes	**N/A**	**N/A**	**Yes**	**N/A**	**Potentially**	**N/A**	**N/A**
Intergovernment Coordination, Policy 1.1.14	The City shall address building inspections in accordance with the existing interlocal agreement with Wakulla	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	County.								
Capital Improvements, Objective 1.1	Capital improvements will be provided to correct deficiencies, to replace inadequate facilities and to accommodate future growth.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Potentially**	**N/A**	**N/A**
Capital Improvements, Policy 1.1.1	The City will pursue fund sources according to the financing schedule of the adopted capital improvement projects in the five-year schedule of improvements	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Potentially**	**N/A**	**N/A**
Capital Improvements, Policy 1.1.2	The City shall continue to expend funds to maintain existing facilities and services at their existing capacity.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Potentially**	**N/A**	**N/A**
Capital Improvements, Policy 1.1.3	The City will secure funding assistance through public and private sources to finance the provision of capital improvements.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Policy 1.1.4	Capital improvement projects shall be prioritized according to the following guidelines:	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**Potentially**	**N/A**	**N/A**
Capital Improvements, Policy 1.1.8	In accordance with the individual elements, the City adopts the following Level of Service Standards for transportation and infrastructure and recreation:	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Objective 4.1	The City shall manage debt in a prudent and efficient manner.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvements, Policy 4.3	Efforts shall be made to secure grants or private funds, when possible, to finance capital	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	improvements.								
Infrastructure Policies									
Trans Element, Policy 1.1.1	Roadway projects will be rated and prioritized according to health, efficiency, reduce maintenance, and level of service	Yes – it is citywide	No	**N/A**	**N/A**	No	**N/A**	No	**N/A**
Trans Element, Policy 1.1.4	New and reconstructed roadways shall be designed to improve or maintain drainage patterns	Yes – it is related to drainage patterns	No	**N/A**	**N/A**	Yes	**N/A**	No	No
Housing Element, Policy 1.1.1	The city will enforce the Florida Building Code which requires specific levels for safety, plumbing, etc	Yes	Yes	No	Yes	No	No	No	No
Drainage, Objective 1.1	The city will ensure that land development will not cause damage due to increased water runoff	Yes- it deals with runoff	Yes	No	No	No	No	No	**N/A**
Drainage Policy 1.1.3	In accordance with Wakulla County, prior to issuing a permit, the County will provide assurance that stormwater capacity is available based on the level of service standard	Yes – it addresses developments and their relationship to stormwater capacity	Yes – they are based on level of service standards	**N/A**	No	No	No	No	**N/A**
Drainage, Objective 1.2	All new development shall not be able to allow direct outfall of runoff into a tidal stream or an Outstanding Florida Water	Yes – it restricts direct outfall or runoff to tidal streams	Yes – it restrict runoff water location	Yes	No	No	No	No	**N/A**
Drainage Policy 1.2.1	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding.	Yes – it directly describes a list of restrictions that deal with flooding, infrastructure, run-off, etc	**Yes**	**No**	**No**	**Yes**	**No**	**Yes**	**No**
Drainage Policy	Redevelopment projects	Yes – it addresses	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**

1.2.2	that result in an increase in impervious surface area shall be considered substantial and comply with all stormwater requirements for new development.	impervious surfaces							
Drainage Policy 1.2.3	New development outside the Riverfront Redevelopment Area will at a minimum, maintain surface and groundwater flow rates and volumes at pre-development levels. New development projects development within the Riverfront Redevelopment Areas shall be required to follow best management practices for stormwater design and treatment.	Yes – SLR impacts part of RFA	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**
Second Drainage, Objective 1.2	Seek to establish a regional stormwater collection and treatment system.	Yes – development within the SLR would be effected	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Second Drainage, Policy 1.2.3	Conduct an assessment of stormwater management facilities by 2010 that will identify existing deficiencies and include recommendations	Yes – accessing deficiencies of stormwater management facilities will be necessary after the incorporation of the SLR area into documentation	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**
Potable Water, Policy 1.1.1	Analyze current system and identify future needs.	Yes – future needs of St. Marks will take into account SLR area and impacts	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**
Coastal Management, Policy 1.2.2	New sanitary sewer facilities in the City shall be flood proofed, raw sewage shall not leak from sanitary sewer facilities	Yes – specifies sanitary sewers should be flood proof. Does not allow septic tanks	**N/A**	**N/A**	**N/A**	**N/A**	Sewage must not leak from sanitary sewer during flood events	**N/A**	**N/A**

	during flood events, and no new septic tanks will be permitted within the city limits.								
Conservation, Policy 1.1.1	The City will construct and operate a wastewater collection system and treatment plant to replace existing septic tank operation for the domestic and commercial wastewater of the City.	Yes – it involves the entire city	**Yes**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**
Conservation, Policy 1.2.5	The City's land development regulations shall ensure that: b) normal flows and quality of water will be provided.	Yes – Clustering, assures flows and water quality remain the same	**Yes**	**N/A**	**N/A**	**Yes**	**N/A**	**Yes**	Yes
Recreation Open Space, Policy 1.1.4	The City shall pursue development of an elevated Riverwalk along the St. Marks River from the downtown commercial area to the St Marks River Park.	Yes – SLR applies	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation Open Space, Policy 1.2.2	The City will limit the conditions for the development of marina slips in its land development regulations.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation Open Space, Objective 1.4	Create an open-air plaza on the St. Marks riverfront to enhance the "downtown' experience for locals and visitors to St. Marks.	Potentially	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation Open Space, Policy 1.4.2	The City shall coordinate with property owner(s) about acquiring waterfront property	Potentially	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Recreation Open Space, Policy 1.4.3	The City shall apply for grants to acquire riverfront property for development	Potentially	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

	of plaza and day-dock.								
Capital Improvement, Objective 1.1	Capital improvements will be provided to correct deficiencies, to replace inadequate facilities and to accommodate future growth.	Yes – correcting deficiencies and accommodating future growth could both apply to SLR area	**N/A**	**N/A**	**N/A**	**N/A**	Potentially	Potentially	Potentially
Capital Improvement, Policy 1.1.1	The City will pursue fund sources according to the financing schedule of the adopted capital improvement program for all capital improvement projects in the five-year schedule of improvements which are designated to correct existing deficiencies.	Yes – capital improvements will certainly apply to infrastructure within the SLR area at some point	**N/A**	**N/A**	**N/A**	**N/A**	Potentially	Potentially	Potentially
Capital Improvement, Policy 1.1.4	Capital improvement projects shall be prioritized according to the following guidelines:	Yes – projects will be prioritized on public safety and health. This is appropriate for areas of SLR	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Capital Improvement, Policy 1.1.8	In accordance with the individual elements, the City adopts the following Level of Service Standards for transportation and infrastructure and recreation:	Specifies stormwater rates and volume control	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**
Flood Protection Policies									
Future Land Use, Policy 1.1.2	Maintain a set of land development regulations which implement and are consistent with the goals, objectives and policies of the St. Marks' Comprehensive Plan, and at a minimum:	Yes – it specifies that St. Marks will regulate land subject to periodic flooding and provide drainage	**N/A**	**N/A**	**N/A**	**Protect areas subject to flooding… provide stormwater**	**No**	**No**	**N/A**
Future Land Use, Policy	All new development and redevelopment adjacent	Yes – it specifies that development adjacent	Bio-retention for Comm	**No**	**No**	Swale blocks for Res,	**No**	**No**	**N/A**

1.5.13	to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following development and stormwater standards shall be applied	to OFW should minimize flooding. It also specifies best stormwater practices	and Res. Post development run-off rates not exceed pre-development rates. Wet system only when dry unfeasible			Native vegetation setback, run-off rates			
Drainage Policy, Policy 1.2.1	All new development and redevelopment adjacent to the Outstanding Florida Waters shall protect water quality and minimize flooding. The following development and stormwater standards shall be applied	Yes – specifies stormwater management to avoid cost and damage from flooding	Bio-retention for Comm and Res. Post development run-off rates not exceed pre-development rates. Wet system only when dry unfeasible	**No**	**No**	Swale blocks for Res, Native vegetation setback, run-off rates	**No**	**No**	**N/A**
Coastal Management, Policy 3.1.8	The 100-year floodplain may be utilized for the storage of stormwater, passive recreation, conservation facilities, water activities, public infrastructure needed to provide access, and non-industrial. Regulations for development in the 100 year floodplain are proposed to be:	Yes – it specifies all uses must be built two feet above base flood elevation. Residential should be developed in up-lands of floodplain	**N/A**	**N/A**	All development (including Residential and Commercial) in the floodplain will be built two feet above the base flood elevation	All development in non-floodplain areas shall be built two feet above the grade because of the proximity to the floodplains	**N/A**	**N/A**	**N/A**
Coastal Management, Policy 3.2.1	Permit development in coastal high hazard zone areas only if structures meet the requirements of the Coastal Construction Building Code and the FEMA Flood Insurance Rate Maps.	Yes	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**
Conservation,	The City, in cooperation	Yes – it protects St.	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**

Objective 1.1	with Wakulla County, will protect the quality and quantity of the groundwater resources and the quality of the St. Marks and Wakulla Rivers.	Marks rivers							
Conservation, Policy 1.1.3	The City will work with the County to develop appropriate stormwater regulations and within six months of their approval by the County, the City will adopt similar regulations.	Yes	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**
Conservation, Policy 1.1.6	stormwater runoff from new development within the City which discharges into these resources shall meet Outstanding Florida Waters (OFW) standards.	Yes- stormwater runoff is related to SLR area	**Yes**	**N/A**	**N/A**	**N/A**	**N/A**	**Yes**	**N/A**
Conservation, Objective 1.2	The City will ensure the protection of the vegetation and groundwater within and adjacent to the city limits.	Yes – vegetation will help protect against property damage and groundwater will be affected by the SLR	**Yes**	**N/A**	**N/A**	**Yes**	**N/A**	**N/A**	**N/A**
Conservation, Policy 1.2.1	The City will prohibit dredge and fill, except for access to private residences and for pilings for recreation structures. Fill will be allowed only in conjunction with minimal access way and with a minimum amount beneath the structure;	Yes – it regulates the dredge and fill process appropriately	**N/A**	Yes	**N/A**	**Yes**	**N/A**	**N/A**	**N/A**