

Local Issue 1. Affordable Housing

Recommendations

- Adopt policies that establish criteria for land that is acceptable for affordable housing including modifying land use regulations in high density residential areas to accommodate affordable housing developments.
- Establish a Community Land Trust to accept donations and to provide land for affordable housing.
- Investigate additional funding sources to increase the number of substandard and dilapidated housing units refurbished each year.
- Include objectives and polices which allow the City to review its surplus properties and possibly donate land for affordable housing projects.
- Implement those policies current in effect which proactively address affordable housing outlining density bonuses, reduced fees, and streamlined permitting, to provide incentives for the development of affordable housing.
- Explore options for providing affordable housing as suggested by the County Affordable Housing Coalition
- Redevelop existing affordable housing projects that are outdated and increase the density on the land to provide more units.
- revise policies to recognize low and very-low income households by referencing updated census information adopted into the data and analysis of the City's Comp plan along with relevant housing to better outline the demographic picture of the City's housing situation.
- Update census information on housing
- Include Affordable housing information and identification of any surplus, deficit
- Updating dates throughout the policies to reflect amended planning period.
- Include data, analysis and policy addressing affordable housing land donation density incentive bonus (per 163.3209) to provide affordable housing.

Local Issue 2. Conflict in Riverfront District

Recommendations

- work toward consistency between elements of the comp and the Riverfront Land Use regulations, especially as it relates to water access, use and intensity through workshops and planning sessions with state and local interest groups.
- add the following policy “The City will maintain and enhance the waterfront area, integrating downtown development with the waterfront park system, preserving river and bay views when practical and ensuring that development around the waterfront encourages street level pedestrian activity for residents and visitors. The City will continue to apply for grant funds for acquisition and development of recreation facilities to further the plans for the waterfront park system and riverwalk.”

Local Issue 3. Declining Level of Service Standard on Hwy 98 through downtown.

Recommendations

- work with FDOT to determine the severity of the congestion problem on US 98 between CR 384 and the Apalachicola Bridge and how serious this condition will become in the future
- evaluate traffic impacts of any proposed development as well as any reasonable potential for reducing future impacts through transportation alternatives, such as sidewalk connections to a recently completed satellite parking area and bikeways.
- evaluate the need for turn lanes
- possibly modify LOS standards on this section of road to accommodate the lower standard that the roadway is operating under.
- petition DOT for a LOS waiver
- review parking on Hwy 98, better identify existing parking resources and review and revise existing parking regulations.
- Update Level of Service Standards on existing local and state roads
- Identify Regional Evacuation Routes
- Update Traffic Circulation maps showing LOS (peak hour) and better identify facilities both for existing and future land use maps.

Local Issue 4. Infrastructure Improvements

Recommendations

- update element information more frequently to keep better control over the adherence to Level of Service Standards.
- update water and sewer capacity facility capacity figures, usage indicating gallons per day and update its level of service information. In the goals, objectives and policies, the City should update policy 1.1 for level of service information for each facility.
- update data on ground water quality and surface water quality.
- add a policy to address water quality standards for stormwater discharge as per newer state requirements.
- adopt an objective and policies that direct the City to coordinate with the Water Management District in implementing the regional water system and to implement the district's water supply plan.
- update its stormwater management section to include data from the 2007 Stormwater Management Plan prepared by Baskerville Donovan.
- update recharge policy 8.1.1, based on data and revised stormwater management grant status.
- The City should incorporate policies to implement recommendations from the Stormwater Management Plan (as identified herein).
- in the capital improvement sub-element, identify individual projects by type, year of implementation and source of funding (indicating financial feasibility) . In the GOPs, the City should amend dates on the following policies: 6.1, 8.1, 8.2, 4.1, 3.22, 4.13, 5.1, 3.1, 3.1.5, 3.2.1, 1.1, 2.1. The City should adopt a Concurrency Management System to ensure that public facilities are available concurrent with the impacts of development and includes evacuation times and shelter spaces. Additionally, the City should adopt a policy requiring that the CIS be updated annually.

Future Land Use Element

Recommendations

- Adopt an objective and policies that establish criteria for land that is acceptable for affordable housing.
- Explore options for providing affordable housing,

- Explore options for providing innovative solutions for resolving commercial land use conflicts while preserving the natural areas and growth management directives.
- Adopt a policy that supports the City's ongoing efforts to purchase sensitive riverfront property for the purpose of developing a comprehensive greenways and recreational trail. The following specific policy is recommended: “ “The City will maintain and enhance the waterfront area, integrating downtown development with the waterfront park system, preserving river and bay views when practical and ensuring that development around the waterfront encourages street level pedestrian activity for residents and visitors. The City will continue to apply for grant funds for acquisition and development of recreation facilities to further the plans for the waterfront park system and riverwalk.”
- all data which has been updated since 2004 should be incorporated into the comprehensive plan data and analysis section. With regard to unresolved issues from the 1999 EAR, it is recommended specific data to be updated include the following:
 - Population figures and projections through amended timeframe and update Table 11.
 - Provide table by land use category and map
 - Vacant Lands Analysis and tables
 - Show adjacent lands on maps
 - Show planned uses for adjacent lands on FLUM
 - Confirm information on soils, confirm natural resources and confirm redevelopment information
 - Potential land use problems: update information about riverfront development, redevelopment and western development areas
 - Obtain and update Coastal High Hazard Area information and map
 - Update historic resources
 - Update wellhead protection information and cones of influence information

With regard to legislative changes, the following is recommended:

- Update timeframes to all applicable goals, objectives and policies and future land use map
- Revise land use map to show categories defined in plan.

- Add policy to identify uses allowed prohibited in wellhead protection areas and add new map to show wells and wellhead protection areas associated with policy
- Revise appropriate CHHA policy to follow statute and rule directive regarding directing populations away from the CHHA and maintaining or reducing evacuation clearance times.

Traffic Circulation Element

Recommendations

- the City should modify its LOS standards on this section of road to accommodate the lower standard that the roadway is operating under. Lowering the LOS may resolve the concurrency issue but the City may wish to explore additional measure to reduce traffic congestion within the City downtown area.
- reviewing parking on Hwy 98, better identifying existing parking resources that can be used and review and revise existing parking regulations. Another suggestion would be to maximize visibility of the satellite parking area three blocks from the downtown district which has ample parking spots.

With regard to unresolved issues from the 1999 EAR, the following is recommended:

- Update Level of Service Standards on existing local and state roads
- Identify Regional Evacuation Routes
- Update Traffic Circulation maps showing LOS (peak hour) and better identify facilities both for existing and future land use maps.

Housing Element

Recommendations

- updated data, be incorporated into the comprehensive plan data and analysis section to address the identification of low and very low income families.
- work with the existing county housing coalition to formulate options for dealing with the issue
- Adopt an objective and policies that establish criteria for land that is acceptable for affordable housing.
- Establish a Community Land Trust to accept donations and to provide land for affordable housing.

- Investigate additional funding sources to increase the number of substandard and dilapidated housing units refurbished each year.
- Include within the Housing Element objectives and polices which allow the City to review its surplus properties and possibly donate land for affordable housing projects.
- Implement those polices within the Housing Element which proactively address affordable housing outlining density bonuses, reduced fees, and streamlined permitting, to provide incentives for the development of affordable housing.
- Explore options for providing affordable housing as suggested by the County Affordable Housing Coalition

There are a number of issues identified by the State in the 1999 EAR relating to housing which have not yet been addressed. It is recommended that the City's EAR-based amendments be revised to include the following:

- revise policies to recognize low and very-low income households
- Update census information on housing
- Include Affordable housing information and identification of any surplus, deficit
- Updating dates throughout the policies to reflect amended planning period.
- adopt policies that address affordable housing land donation density incentive bonuses.

Public Facilities Element

Recommendations

- update water and sewer facility capacity figures, usage indicating gallons per day and update its level of service information.

should update policy 1.1 for level of service information for water and sewer facility.

update data on ground water quality and surface water quality.

- add a policy to address water quality standards for stormwater discharge as per newer state requirements.

- adopt an objective and policies that direct the City to coordinate with the Water Management District in implementing the regional water system and to implement the district's water supply plan.
- should update its stormwater management section to include data from the 2007 Stormwater Management Plan prepared by Baskerville Donovan.
- update recharge policy 8.1.1, based on data and revised stormwater management grant status. Additional analysis and recommendations are identified in the local issues section.
- in the capital improvement element identify individual projects by type, year of implementation and source of funding (indicating financial feasibility) and should run at least five years from 2004.
- amend dates on the following policies: 6.1, 8.1, 8.2, 4.1, 3.22, 4.13, 5.1, 3.1, 3.1.5, 3.2.1, 1.1, 2.1.
- adopt a Concurrency Management System to ensure that public facilities are available concurrent with the impacts of development and includes evacuation times and shelter spaces.
- adopt a policy requiring that the CIS be updated annually.

Coastal Management Element

Recommendations

- work toward consistency between elements of the comp and the Riverfront Land Use regulations, especially as it relates to water access, use and intensity.
- add the following policy “The City will maintain and enhance the waterfront area, integrating downtown development with the waterfront park system, preserving river and bay views when practical and ensuring that development around the waterfront encourages street level pedestrian activity for residents and visitors. The City will continue to apply for grant funds for acquisition and development of recreation facilities to further the plans for the waterfront park system and riverwalk.”

In addition to the above, there are issues identified by the State in the 1999 EAR relating to coastal management which have not yet been addressed. It is recommended that the City's EAR-based amendments address those issues which include the following:

- Update CHHA map and any information relating to hazard mitigation
- Update information on sheltering

- Update maps relating to water dependent uses and water classification

Update evacuation routes and make sure they are consistent with data in elements

- Update definitions that may have changed through legislative updating process.
- Update dates on the following policies: Objectives 2, 3, 4, 5, 6, 8, 11, 12, 13, 14, 17 and policies 1.2, 7.1, 11.5, and 16.1
- amend its Future Land Use Map and coastal management element to include the new definition of the CHHA and to depict the CHHA on the FLUM.
- In accordance with 163.3178(2)(g) the City should include information and strategies that can be used to preserve recreational and commercial working waterfronts.
- In accordance with 163.3177(6)(g)2. The City should consider adopting surface water use policies.
- In accordance with 163.3178(9)(b) The City should include a discussion in its data and analysis section to clarify that the City currently directs its population concentrations away from the CHHA through its low density/intensity zoning regs for this district.

Intergovernmental Coordination Element

Recommendations

- update/confirm information and mechanisms relating to dredge spoil and general interlocal agreements.
- Goals, objectives and policies should include reference to school siting, dredge spoil and update dates in objectives 1.1 and 1.3.

Conservation Element

Recommendations

- It is recommended that the City's EAR-based amendments be revised to update/confirm information on fish and shellfish communities, water quality and wetlands (map update).
- Revise policies to meet new policy requirements for water quality protection from land uses as applicable
- review plan policies to see if they meet new policy requirements with regard to protection and quality and natural functions of wetlands.

- consider adopting the policy to support that program: “The Future Land Use map and Conservation Element depicts conservation land resources as environmentally sensitive natural resources that require long-term protection in order to provide for a conservation greenway. The natural resource areas requiring protection to be included in this conservation greenway may include riverine, creek and bay shoreline areas, and upland and wetland vegetative communities that provide habitat for endangered or threatened species. All such conservation lands in public ownership shall either remain undeveloped or be subject to “restricted development based on the adopted land use categories and the restrictions in the adopted City Land Development Code. Passive recreation and limited active recreation uses that further the plan to protect the natural resources and provide for a conservation greenway shall be uses that are allowed within the Conservation land use designation.

Recreation and Open Space Element

Recommendations

- update its inventory map, confirm its LOS standards for recreational facilities and identify boat launches.
- incorporate public land acquisition documentation into the comprehensive plan.
- adopt a policy in support acquisition and development of recreation facilities to further the plans for the waterfront park system and riverwalk.

Capital Improvements Element

Recommendations

- update inventory information, financing mechanisms and schedules.
- update level of services objectives, adopt updated capital improvements schedule and review concurrency measures to ensure that current provisions meet those requirements.
- adopt a 5 year schedule of capital improvements in which outside or other funding sources will be guaranteed in the form of a development agreement or interlocal agreement.
- adopt a policy requiring the schedule of capital improvements to be updated annually via a plan amendment.

Historic Preservation Element

Recommendation

- adopt goals, objectives and policies which expand historic preservation guidelines to carry more regulatory authority.
- preserve City-owned blocks as dedicated open spaces

Economic Development Element

Recommendations

- update data and analysis
- work with state and local interest groups to seek funding and technical assistance in drafting a economic vision for city.