

FUTURE LAND USE ELEMENT

GOALS, OBJECTIVES AND POLICIES

GOAL A – THE CITY OF FORT WALTON BEACH WILL PLAN FOR AND PROVIDE A HIGH QUALITY OF LIFE TO MEET THE NEEDS OF THE CURRENT AND FUTURE POPULATION, CREATE OPPORTUNITY FOR DEVELOPMENT AND REDEVELOPMENT, AND ENSURE THE APPROPRIATE DISTRIBUTION, LOCATION, AND EXTENT OF LAND USES. SUCH LAND USES WILL BE CONSISTENT WITH LEVEL OF SERVICE STANDARDS, PROTECTION OF NATURAL RESOURCES, ENSURE COMPABILITY, PROTECT VIABLE RESIDENTIAL NEIGHBORHOODS, AND GENERALLY PROMOTE, PROTECT, AND IMPROVE THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE.

OBJECTIVE A.1 – THE CITY HEREBY ADOPTS THE FUTURE LAND USE MAP 2020. THE FOLLOWING POLICIES DESCRIBE THE LAND USE CATEGORIES, THE DENSITIES AND INTENSITIES APPLICABLE TO EACH CATEGORY. ONE OR MORE ZONING DISTRICTS MAY BE IMPLEMENTED FOR EACH LAND USE CATEGORY AND MAY FURTHER LIMIT THE DENSITY OR INTENSITY OF DEVELOPMENT WITHIN THE ZONING DISTRICT.

Policy A.1.1

The low density residential (LDR) land use category is intended to provide locations for exclusive low density, single-family residential areas. Allowable uses include single-family dwellings, accessory uses, on-site amenities typically associated with the principle single-family use, and limited conditional uses necessary to support the residential area. Accessory uses and structures are limited to home occupations, fences, sheds, detached garages, swimming pools or other recreational facilities for one single-family home. Such uses shall be designed to maintain compatibility of the area. Accessory dwellings may be permissible in other specified zoning districts.

Policy A.1.2

The medium density residential (MDR) land use category is intended to provide locations for all housing types, both single-family and multifamily. Allowable uses include single-family dwellings, duplex structures, triplex structures, townhouses, apartments, and other multifamily buildings. Accessory uses include on-site amenities, such as pools, playgrounds, and recreational equipment. Other uses to support multifamily residential development, such as parking facilities, transit stops, day care centers, and community buildings may be permissible when allowed by the standards and procedures for the zoning districts implementing the MDR land use category. Public schools may be allowable as a supplemental use.

Policy A.1.3

The commercial (COM) land use category is intended to provide locations for a wide range of commercial and business uses including offices, personal services, retail, “light” repair, studios, entertainment, hospitality, medical, commercial schools, civic or cultural activities, vehicle and equipment sales, service, or repair, commercial parking facilities, and other similar uses. Accessory uses may include parking facilities and transit stops. Commercial uses described for this category may be mixed within a building or within a development site. The land use category prohibits manufacturing, distribution centers, or other industrial uses. Transient and lodging uses are allowed and are not considered residential uses. Residential uses are prohibited other than educational dormitories, and one on-site caretaker or security dwelling.

Policy A.1.4

The mixed business and industry (MBI) land use category is intended for primarily industrial activities carried out within a building, such as assembly, repair, warehousing or storage, distribution, and similar uses; associated storage within enclosed areas; and business uses such as retail, office, or service uses, either freestanding or as ancillary uses to the industrial activities. Allowable uses for the category may be mixed within a development site or building, such as wholesale or retail sales of products produced on site, offices to support the primary activity, or related businesses. Residential uses are prohibited other than educational dormitories, and one on-site caretaker or security dwelling.

Policy A.1.5

The industrial (IND) land use category is intended for activities that may include indoor/outdoor storage or activity, manufacturing processes, and may have impacts from noise, lights, or high levels of truck traffic. This land use category allows for limited commercial activities such as office, retail or service uses. The industrial land use category may allow employee support facilities (such as on-site eating establishments, day-care centers, or fitness centers). Residential uses are prohibited other than educational dormitories, and one on-site caretaker or security dwelling.

Policy A.1.6

The mixed-use (MU) land use category allows multifamily residential in all housing types, single-family in specified zoning districts, commercial (as defined for the COM category), limited industrial (such as artisan studios or cottage industries), educational, public, civic, cultural, and specific tourist-related activities. Accessory uses to support allowable residential development include on-site amenities, such as pools, playgrounds, and recreational equipment. Allowable uses may be mixed within a building or development site. Industrial uses other than uses defined as limited industrial are prohibited. Accessory uses for all land allowable development within the MU category include transit stops and parking facilities. Specific standards for mixed-use development within the MU category are provided in Objective A.2.

Policy A.1.7

The civic, institutional, and utility (CIU) land use category provides for public educational facilities, civic uses, government uses, utility services, and similar uses.

Policy A.1.8

The recreation land use category (REC) provides locations for active or passive parks, and public or private recreation lands.

Policy A.1.9

The conservation (CNS) land use category provides for protected lands, such as water bodies and associated shorelines and habitats.

Policy A.1.10

The private club (PC) land use category is intended for private and semi-private yacht clubs or LDR uses as described above and located on waterfront sites. The yacht club use is unique and includes a mix of uses associated with a yacht club such as, but not limited to, boat slips, boat ramp, sail loft, outdoor small boat storage, facilities for sailing education and training programs, dining and cocktail lounge facilities for members and their guests, picnic areas, short-term overnight facilities for guest boaters, and other substantially similar accessory uses.

Policy A.1.11

The density and intensity standards for each land use category are shown below.

Land Use Category	Maximum Residential Density (Dwelling units per acre)		Maximum Floor Area Ratio For Nonresidential Development	
	Basic Standard ¹	Bonus Standard ²	Basic Standard ¹	Bonus Standard ²
LDR	6.0	NA	NA	NA
MDR	20.0	1.5 times the base density for the applicable zoning district	NA	NA
COM	0.0	NA	1.5	NA
MBI	0.0	NA	1.5	NA
IND	0.0	NA	1.5	NA
MU	30.0	1.5 times the base density for the applicable zoning district	2.0	1.5 times the base floor area ratio for the applicable zoning district
CIU	0.0	NA	1.5	NA
REC	0.0	NA	0.2	NA
CNS	0.0	NA	0.01	NA
PC	6.0	NA	NA	NA

¹The base standard means the maximum density or intensity for the land use category. Lower standards may be established for each zoning district to ensure compatibility with adjacent zoning districts. See Policy A.4.5 for details.

²The maximum density or intensity when meeting bonus provisions is dependent on location and compatibility standards established for each zoning district.

Policy A.1.12

The City will prepare and maintain standards for assignment of land use categories and zoning districts to land annexed into the City.

Policy A.1.13

The assignment of land use categories shall be based on coordination of soil types, topographic conditions, natural resource protection, historic area protection, and protection of developed areas from encroachment of incompatible uses.

Policy A.1.14

Congregate living facilities are allowable in COM, CIU, MU, MDR, and LDR land use categories. Such facilities will be allowable when they can be designed and located in such a way as to maintain compatibility with surrounding uses and zoning districts.

Policy A.1.15

Religious facilities are permissible within COM, CIE, and MU land use categories. Religious facilities may be permissible within MDR and LDR land use categories when complying with supplemental use standards.

OBJECTIVE A.2 – THE CITY INTENDS THAT MIXED-USE DEVELOPMENT WITHIN THE MU LAND USE CATEGORY PROVIDES A RANGE OF USES TO ACHIEVE A DIVERSE, COMPATIBLE, AND PEDESTRIAN-FRIENDLY AREA. THE FOLLOWING POLICIES ARE INTENDED TO MEET THIS OBJECTIVE.

Policy A.2.1

In order to ensure a mix of uses for land within the MU land use category, the City will implement the mix of uses on a district wide basis, according to the table below. The implementation standards for mixing uses will be based on the following types of land use activities and the amount of floor area of the use.

Type of Use	Minimum %	Maximum %
Residential	20	40
Commercial Retail	20	45
Personal Service and Office	5	10
Entertainment, Hospitality, Tourist-oriented establishments	20	45
Civic, Institutional, Educational, Cultural, or Public	10	25
Limited Industrial (artisan studios or similar)	0	20

Policy A.2.2

All mixed-use developments will have shared parking facilities, pedestrian connections among and between buildings and uses, and design features to ensure compatibility at the boundary of the MU land use district.

Policy A.2.3

The downtown design overlay district (DDOD) is shown on the Future Land Use Map. Within the DDOD, design requirements will ensure:

- compatibility of building design,
- site design features consistent with a downtown location,
- scale of development to support pedestrian activity,
- preservation of historic buildings and features, and

- provision of plazas, pedestrian ways, street furniture, and other streetscape features.

Policy A.2.4

Within the DDOD, bonus density and intensity standards will be implemented to encourage additional design features and enhance the development characteristics within the DDOD district. The City will establish such additional design guidelines based on the recommendations in the Community Redevelopment Area (CRA) Plan; these additional guidelines are beyond the minimum mandatory land development regulations and are intended to achieve a high level of design excellence consistent with the goals of the CRA Plan. The City will further establish a method for evaluating the degree to which the additional guidelines are met in a proposed development and a method for granting additional density or intensity consistent with the bonus standard described in Policy A.1.11.

Policy A.2.5

For development parcels with frontage on arterial highways, additional design standards may be required to ensure compatibility of design and to maintain the traffic capacity of the highway.

OBJECTIVE A.3 – THE CITY WILL ENSURE COMPATIBILITY BETWEEN LAND USE DISTRICTS AND DEVELOPMENTS.

Policy A.3.1

The maximum building heights established for individual zoning districts will be consistent with limitations imposed by military operations. Building heights for development adjacent to single-family residential land use or zoning districts will be limited to a maximum of 1.5 times the average height within the single-family residential land use or zoning district in order to ensure compatibility.

Policy A.3.2

The City will implement standards to ensure that the scale of buildings and development is consistent with the neighborhood where such buildings and development are proposed.

Policy A.3.3

Within nonresidential land use and zoning districts, location standards will be implemented to ensure that compatibility and safety are ensured when access is allowed to nonresidential development sites from local streets providing access to residential land use or zoning districts.

Policy A.3.4

Compatibility between residential and nonresidential land use districts, zoning districts, or development sites will be ensured through implementation of standards for:

- building orientation,
- location and design of delivery areas,
- lighting,
- parking lot locations and design,
- location of site features such as dumpsters or storage areas,
- electronic interference,
- screening equipment whether located at ground level or on rooftops;

- location of outdoor gathering places, such as plazas, recreation facilities, and similar uses, and
- standards for buffers.

Policy A.3.5

The City will implement design and development standards for specific uses with potential impacts unique to the use, such as communication towers, paint and body shops, vehicle sales and service centers, big box discount centers, junkyards, establishments with drive-up windows, and other uses with the potential for impacts greater than anticipated by the land use category allowing the use.

OBJECTIVE A.4

THE CITY WILL CONTINUE TO IMPLEMENT LAND DEVELOPMENT REGULATIONS CONSISTENT WITH THE COMPREHENSIVE PLAN.

Policy A.4.1

The City intends to provide and maintain a land development code that ensures ease of use, understanding, and implementation of land development regulations.

Policy A.4.2

The land development code will include the following provisions:

- a) regulation of the subdivision of land;
- b) regulation of use of land and water, consistent with the land use categories provided herein;
- c) compatibility standards;
- d) open space standards;
- e) protection of specified potable water well fields;
- f) regulation of flood prone areas;
- g) provisions for drainage and stormwater management;
- h) protection of specified environmentally sensitive lands;
- i) regulation of signage;
- j) concurrency management standards; and
- k) traffic circulation and parking standards.

Policy A.4.3

The land development code will ensure that all development applications are reviewed by appropriate agencies. Specified types of development applications, such as developments seeking approval of bonus density or intensity, will be reviewed through procedures that ensure adequate opportunity for public comment.

Policy A.4.4

The City will include provisions for planned developments as one means of ensuring integrated development within a development site.

Policy A.4.5

The City will establish and implement bonus standards within specified zoning districts to allow developments to exceed the base standards by mitigating the effects of increased density or intensity along with meeting specified additional development standards. A proposed development seeking bonus density or intensity must demonstrate compliance with the additional development standards established by the City to ensure best practices in planning and site design. The City will establish a specific method to determine eligibility and to evaluate proposals for bonus density or intensity. Bonus density or intensity will not be granted except in compliance with the additional development standards established by the City.

OBJECTIVE A.5 – THE CITY SHALL ENCOURAGE AND PROVIDE FOR THE ELIMINATION OR REDUCTION OF USES INCONSISTENT WITH THE COMMUNITY'S CHARACTER AND FUTURE LAND USES.

Policy A.5.1

The City will establish standards to distinguish types of nonconformities, toward the end of eliminating detrimental nonconformities.

Policy A.5.2

The City will establish standards to allow limited expansion or change of use for non-detrimental nonconformities and ensure maintenance of compatibility between conforming and nonconforming uses and structures.

OBJECTIVE A.6 – THE CITY WILL CONTINUE TO PROVIDE FOR REDEVELOPMENT THROUGH IMPLEMENTATION OF A COMMUNITY REDEVELOPMENT AREA PLAN.

Policy A.6.1

The City will maintain and periodically update a CRA Plan to support and encourage infill and redevelopment within the CRA Area.

Policy A.6.2

The City will prioritize and implement improvement projects identified in the CRA Plan in order to support private redevelopment and economic development.

Policy A.6.3

The City will implement programs and projects to create and maintain pedestrian access throughout the CRA.

Policy A.6.4

The City will maintain and improve the waterfront as a valuable asset to the CRA and the entire City through programs and projects that protect views, ensure access, and promote waterfront businesses. The primary means of maintaining and improving the waterfront is through implementation of the CRA Plan and the implementation of site development standards in the Land Development Code.

Policy A.6.5

The City will ensure that redevelopment, new development, and infill development are compatible with existing development, based on building scale, site design, building location and orientation, accessory structures, and other site features.

OBJECTIVE A.7 – THE CITY WILL ENSURE THAT NEW DEVELOPMENT AND REDEVELOPMENT WILL BE COMPATIBLE WITH EGLIN AIR FORCE BASE AND HURLBURT FIELD AND THAT SUCH DEVELOPMENT AND REDEVELOPMENT WILL NOT ENCROACH ONTO PROTECTED MILITARY LOCATIONS AND ACTIVITIES.

Policy A.7.1

The City will implement regulations for outdoor lighting to avoid glare and reflection that may have a negative impact on military operations. Outdoor lighting will incorporate full-cutoff fixtures or will be shielded to prevent illumination that has a negative impact on aircraft operations.

Policy A.7.3

The City will ensure that applications for amendments to the comprehensive plan and applications for proposed development are available to a designated military representative for review and comment. To support this policy, a military representative will be invited to serve ex-officio on the Local Planning Agency.

Policy A.7.4

The City will continually monitor the recommendations of the Joint Land Use Study to ensure implementation of the recommendations within the City.

Policy A.7.5

The City will limit heights in areas where there are potential conflicts with Eglin missions and operations.

Policy A.7.6

The City will provide information to the public regarding the location and the impacts typically associated with military installations and military flight paths.

OBJECTIVE A.8 – THE CITY WILL ENSURE PROTECTION, APPROPRIATE REUSE, OR PERMISSIBLE DEMOLITION OF DESIGNATED HISTORIC AND ARCHAEOLOGICAL RESOURCES.

Policy A.8.1

The City will establish procedures and standards to protect structures or sites that are on the Florida Master Site File or the National Register of Historic Places.

Policy A.8.2

The City will appoint and support an advisory board to assist in the submittal of nominations of historic sites or historic structures.

Policy A.8.3

The City will seek opinions on appropriate use, reuse, or demolition of structures on the Florida Master Site File or the National Register of Historic Places

Policy A.8.4

The City will provide information and assistance, where possible, to individuals and organizations seeking to identify, document, and evaluate historic resources.

Policy A.8.5

The City will utilize the publication *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* during the renovation or rehabilitation of any City-owned building that is designated by the City as a locally significant historic structure or is on the National Register of Historic Places.

Policy A.8.6

The City will establish procedures and standards to evaluate development proposed on a site containing known or potential archaeological resources. Such procedures and standards will ensure appropriate protection of archaeological resources.

OBJECTIVE A.9 – THE CITY WILL AVOID URBAN SPRAWL.

Policy A.9.1

The City will encourage and support infill development as the primary means to avoid urban sprawl.