

# **FUTURE LAND USE ELEMENT GOALS, OBJECTIVES, AND POLICIES**

## **GOAL 1**

The City shall promote a pattern of land use that fosters a healthy and attractive physical environment, avoids blighting influences, preserves and enhances a residential atmosphere and natural resources, and provides reasonable public safety and security from hazardous conditions.

### **Objective 1.1**

Development and redevelopment within the City shall be permitted only when consistent with established standards with respect to topography, soil & flooding conditions, protection of natural and historic/archaeological resources, availability of public facilities, and hurricane evacuation plans.

Policy 1.1.1- Land Development Regulations shall prohibit development which results in either a reduction of services below Level of Service standards for public facilities and services or an increase in density or intensity of use in excess of the maximum density or intensity allowable within the Future Land Use Category in which the development is located, as set forth in this Comprehensive Plan.

Policy 1.1.2 - The City shall continue to monitor zoning regulations pertaining to land east of the Coastal Construction Control Line (CCCL) and enact regulations to achieve a balance of economic feasibility with environmental concerns, including limitation of development in the Coastal High Hazard Area (CHHA) consistent with the character of the City.

Policy 1.1.3 - The City shall review development permit applications in accordance with the Land Development Regulations for requirements of drainage and stormwater management, open space and on-site traffic flow considering required vehicle parking.

Policy 1.1.4 - The City shall maintain the predominant land use character as a low density, single family residential community. Approved permit applications for renovation and new development shall not exceed the development density standards as defined for the Comprehensive Plan as follows:

### **RESIDENTIAL**

Residential Low 1 density, one dwelling unit per acre.	(RL-1)
Residential Low Density, 4 dwellings units per acre	(RL)
Residential Low-A Density, 1 to 6 dwelling units per acre.	(RLA)
Residential Medium Density, 10 dwelling units per acre	(RMD)
Residential High Density, 11 dwelling units per acre	(RHD)
Residential High-A Density, 22 dwelling units per acre.	(RHA)

Note: The parcel described as Brevard County Tax Parcel ID # 26-37-35-00-00003.2-0000.00 shall be designated as Residential High A (with 108 units) and this classification shall be limited exclusively to this parcel.

COMMERCIAL AND SERVICES (C) – ~~Intended to provide a wide range of commercial use including tourist lodging facilities, which term includes only hotels, motels, and bed and breakfast establishments, serving the general population of the City. Commercial development shall not exceed 35 feet in height and the maximum impervious surface for a development within this category shall not exceed 70% of the site.~~

Intended to provide a wide range of commercial uses, including tourist lodging facilities (which term includes only hotels, motels, and bed and breakfast establishments) and development of mixed commercial and residential uses on the same parcel, all serving the general population of the City. No development in this future land use category shall exceed any of the following development parameters: 35 feet in height west of A-1-A and 65 feet in height east of A-1-A, a floor area ratio of 1.00, and a maximum impervious surface area of 70%. Mixed commercial-residential development shall be permitted only if the residential component meets all of the following conditions:

- A. Residential use is clearly and permanently secondary to the primary commercial use.
- B. Residential space must not exceed 50% of the total enclosed square footage of the development.
- C. Residential use is permitted only on lots meeting all minimum dimensions of the zoning district in which it is located.
- D. Maximum allowable residential density shall be seven (7) dwelling units per acre (except that at least two dwelling units are permitted regardless of the resulting density).
- E. The combined square footage of commercial and residential floor space shall not exceed a floor area ratio of 1.00.

EDUCATIONAL AND OTHER PUBLIC FACILITIES – Intended to recognize existing locations of, and provide sites for public and semi-public uses such as institutional or government buildings, schools, libraries, and post offices.

CONSERVATION USE (CU) – Intended for uplands, wetlands, beaches, water bodies, and undeveloped lands containing species listed on the endangered species list that are owned and used for long-range conservation purposes. This category includes public lands required to be used for conservation purposes by some form of legal mechanism such as a statutory requirement, funding, or grant conditions. Lands designated as Conservation use shall not be developed at a FAR greater than 0.10 or have an impervious surface ratio greater than 0.15.

CHURCH/SYNAGOGUE (CH) – Intended to recognize existing locations of, and provide sites for houses of worship.

PARKS/OPEN SPACE (P) – Intended to recognize and accommodate existing public recreational facilities and open space areas.

LIGHT INDUSTRIAL (LI) – Intended to primarily accommodate light industrial, warehousing and office uses. Appropriate uses include light industrial and warehousing; and shall not exceed a maximum FAR of 1.0.

GENERAL MIXED USE (GMU) – The development, in a compact urban form, including residential and one or more different but compatible uses, such as but not limited to: office, industrial and technological, retail, commercial, public, entertainment, or recreation. These uses may be combined within the same building or may be grouped together in cohesive neighboring buildings with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance. Commercial space within a building on the same parcel shall not be less than 25% of the total enclosed space.

#### UTILITY (U)

#### WATER DEPENDENT USES (Beach Access) (WD)

#### WATER RELATED USES (WR)

~~TOWN CENTER MIXED USE (CM) – Intended to provide means for property owners, as a conditional use, to include up to 200 residential living units above commercial units, where such residential use is clearly and permanently secondary to primary commercial use. As such residential space within an enclosed building shall not exceed the commercial space within a building on the same parcel (residential space must not exceed 50% of the total enclosed space).~~

Policy 1.1.5 - Brevard County Public Schools shall be an allowable use in, or immediately adjacent to, non-residential, institutional, commercial, and industrial land use categories to meet projected needs for schools. This shall be consistent with the protection of natural resources and availability of public facilities.

#### Policy 1.1.6 – Reserved

Policy 1.1.7 - The City shall review its Future Land Use Map at least every three (3) years, to ensure it provides the total density, density distribution, and land use distribution desired to preserve and enhance the City's residential character.

Policy 1.1.8 - The City shall enforce provisions within its Land Development Regulations to encourage mixed-density redevelopment, increasing public access to open space, in any residential district where a density exceeding four (4) dwelling units per acre is allowed.

#### Policy 1.1.9 – Application of Density and Future Land Use Category Boundaries:

- A. Density applicable to the various Future Land Use Categories is gross density and is the maximum allowable number of dwelling units per acre of land, including rights-of-way, located landward of the mean high water line.
- B. The boundaries between different Future Land Use Categories on the Future Land Use Map shall be considered as following parcel boundaries or centerlines of the adjacent rights-of-way unless otherwise specifically noted.
- C. The Future Land Use Map is intended only for general planning purposes and should not be used for determining the development potential of individual parcels of land.

- D. Development densities and intensities for individual parcels of land shall be calculated using only the land associated with the individual owner and excludes public rights-of-way.

Policy 1.1.10 - All development proposals must conform to the Conservation Element Goals, Objectives, and Policies, before such proposals can be considered to be consistent with the Future Land Use Map and prior to issuance of any development approvals.

Policy 1.1.11 - The City shall encourage the use of renewable energy resources in all new construction.

Policy 1.1.12 - The City shall, on an ongoing basis, work with Brevard County and the Space Coast Transportation Planning Organization (TPO) and assist in establishing policies and standards which promote housing in close proximity to employment opportunities and transit services.

#### Objective 1.2

Existing development shall be protected from adverse effects of vehicular traffic, post disaster redevelopment, conditions leading to blight, and changes in land use which adversely impact the livability or use of property in the City.

Policy 1.2.1 - The City shall continue to minimize or eliminate conditions which would adversely affect land use categories, adjacent land uses, signage, identified hazards, and areas subject to periodic flooding. This shall be done as required by revisions of the City's Land Development Regulations.

Policy 1.2.2 - The City shall enforce provisions within its Land Development Regulations, requirements to identify and mitigate adverse impacts of property modifications, infill development, and redevelopment on the livability or use of property in the City (e.g., blocking natural drainage channels).

Policy 1.2.3 - The City may create an incentive plan to encourage property owners to reduce or eliminate conditions of blight and shall develop a plan if a blighted area is identified and code enforcement efforts and incentive programs have been ineffective.

Policy 1.2.4 - The City shall continue to prohibit marinas, car sales, boat sales, mobile home parks, and other similar businesses, unless pre-existing as a non-conforming use. Any such existing non-conforming use that ceases for any reason shall thereafter be prohibited. The City shall place limits on the appearance of car repair establishments.

Policy 1.2.5 - The City shall continue to limit the number, size, and location of signs in the City.

Policy 1.2.6 - The City shall encourage well-appointed, well-maintained, well-landscaped commercial and multi-family properties in the City.

Policy 1.2.7 - The City shall continue to improve vehicle traffic control, and pedestrian and bicycle safety throughout the City.

Policy 1.2.8 - The City shall improve the scenic views along the arterial roadways traversing the City.

Policy 1.2.9 a - Post-disaster redevelopment shall be governed by all applicable codes, city charter provisions and standards, in regards to setbacks, off-street parking, and landscaping; and shall decrease future public and private vulnerability to future storms by complying with applicable state and county construction regulations.

Policy 1.2.9 b – Land use changes from non-residential to residential districts may be authorized only if they do not add dwelling units at a density greater than 7 units per acre, provided that zoning changes from non-residential to residential may not be approved unless the subject site’s Future Land Use Map category is, or is simultaneously amended to, an appropriate Residential category. Future Land Use and Zoning changes that allow for residential use as an accessory use to a principal commercial use are not considered a change from non-residential to residential use.

Policy 1.2.10 - The City shall continue to pursue grants and other funding sources as a tool to address the redevelopment and renewal of economically underutilized or blighted areas.

Policy 1.2.11 - The City shall discourage increases in residential densities and increases of commercial intensities around water bodies to preserve and protect the bodies of water, and enhance property values and the water bodies’ contributions toward the quality of life in Satellite Beach.

Policy 1.2.12 - The City shall promote and pursue cooperation and participation of developers and other entities in funding their share of the cost for the delivery of transit services.

#### Objective 1.3

The City shall assure availability of land to meet the needs of utility companies when these needs have been made known to the City and legal means are available to meet them.

Policy 1.3.1 - The City shall evaluate the cumulative impacts of vacating utility easements to ensure that suitable access is available to meet future utility needs.

Policy 1.3.2 - The City shall coordinate and cooperate with utility and other service providers to ensure the maintenance or improvement of public facilities to meet the City’s needs, concurrently with the impacts of development.

#### Objective 1.4

The City shall identify historical or archaeologically significant sites using established criteria and assist in acquiring available funding and applying preservation techniques.

Policy 1.4.1- The City shall enforce provisions within its Land Development Regulations to identify and report to appropriate agencies any sites of archaeological or historical significance.

Policy 1.4.2 - The City shall pursue appropriate cooperative ventures with private and public entities to preserve historic or archaeological sites in the City.

### Objective 1.5

The City shall encourage redevelopment and renewal that maintains the City's residential character.

Policy 1.5.1- The City shall encourage the use of innovative Land Development Regulations, which may include strategies for reuse, redevelopment or mixed development. The City shall revise the Land Development Regulations when innovative reuse or redevelopment concepts can help further the City's goals and objectives.

Policy 1.5.2 - The City shall consider mixed land use development techniques for new development and, especially, for renewal or redevelopment.

Policy 1.5.3 - The City has adopted a 7-unit per acre cap when land is rezoned for residential use; the City shall direct commercial development and non-single-family residential development to the Community Redevelopment District identified in Ordinance 836 and incorporated by reference into the Comprehensive Plan.

### Objective 1.6

Recognizing that the City has waterways containing approximately 180,000± cubic yards of sediment, the City shall coordinate with appropriate government agencies to ensure the availability of sites for processing and disposal of dredge spoils.

Policy 1.6.1- The City shall coordinate with Federal, State, regional, and local governments when necessary to select appropriate spoil sites for sediments from the City's waterways which further natural resource protection of the Indian River Lagoon, and meet reasonable cost and transportation requirements.

### Objective 1.7

The City shall cooperate with Patrick Air Force Base (PAFB) to encourage compatible land use, help prevent incompatible encroachment of new development, and facilitate the continued presence of PAFB. This Objective and its policies are intended to only apply to new development. Development, including but not limited to buildings and structures, existing on the effective date of this amendment are exempt from the requirements of Objective 1.7 and its policies as long as there are no increases in building height or residential density beyond that which is permitted by the applicable zoning classification.

Policy 1.7.1 - The City shall transmit to the 45<sup>th</sup> Space Wing Commander information relating to proposed changes to the Comprehensive Plan, plan amendments, and proposed changes to land development regulations.

Policy 1.7.2 - The City is encouraged to obtain comments from the 45<sup>th</sup> Space Wing Commander on the impact such proposed changes may have on the mission of PAFB and whether the proposed changes are compatible with the safety and noise standards in the Air Installation Compatible Use Zone adopted by PAFB.

Policy 1.7.3 - The City of Satellite Beach shall limit building heights within the Outer Horizontal and Conical Surfaces of Patrick Air Force Base to heights that will not endanger the flight safety of air operations. To achieve these height restriction objectives, structures within the Outer Horizontal

Surface will not be allowed to exceed 400 feet in height above grade. Structures within the Conical Surface will not be allowed to exceed 200 feet in height above grade.

Policy 1.7.4 - The City shall take into consideration any comments provided by the 45<sup>th</sup> Space Wing Commander or his or her designee regarding comprehensive planning or land development regulation. The City shall include a copy of any such comments to the State Land Planning Agency or its successor agency.

Policy 1.7.5 - The City is encouraged to obtain information from the 45<sup>th</sup> Space Wing Commander about any community planning assistance grants that may be available to the City through the Federal Office of Economic Adjustment to facilitate joint community planning efforts.

Policy 1.7.6 – To facilitate the exchange of information, the City shall continue to utilize a representative appointed by PAFB as an ex officio, nonvoting member of the City’s Local Planning Agency.

#### Objective 1.8

The City shall coordinate with any appropriate resource planning and management plan prepared pursuant to Chapter 380, F.S. that may impact City services.

Policy 1.8.1 - The City shall continue to coordinate with all local, regional, and State agencies in reviewing all resource and management planning, pursuant to Chapter 380, F.S.

#### Objective - 1.9

Satellite Beach shall encourage preservation of unique aspects of the natural environment by recognizing Transfer of Development Rights (TDRs) which shall permit more intense activity in areas deemed suitable for development.

Policy 1.9.1 - Transfer of development rights (TDRs) may be obtained through a “Binding Development Agreement” to direct residential development to areas deemed suitable for growth with the intent of furthering City goals to preserve the natural environment. TDRs may be transferred: (1) to an approved offsite location which is designated a receiving district; or (2) internally within a project. In either circumstance, the utilization of TDRs must adhere to compatibility with surrounding development patterns within the receiving areas and protect at-risk property values.

Policy 1.9.2 - The following land use designations may be considered receiving districts for Transfer of Development Rights:

- Residential High Density and/or ~~Town Center Mixed Use~~, Commercial

Policy 1.9.3 - Any land use designations may be considered as a sending district for Transfer of Development Rights if so designated by City Council.

Policy 1.9.4 – Land use changes from commercial to residential shall not be authorized unless the loss of commercial land is offset by at least a 1:1 ratio of other land changed to commercial use.

#### Objective 1.10

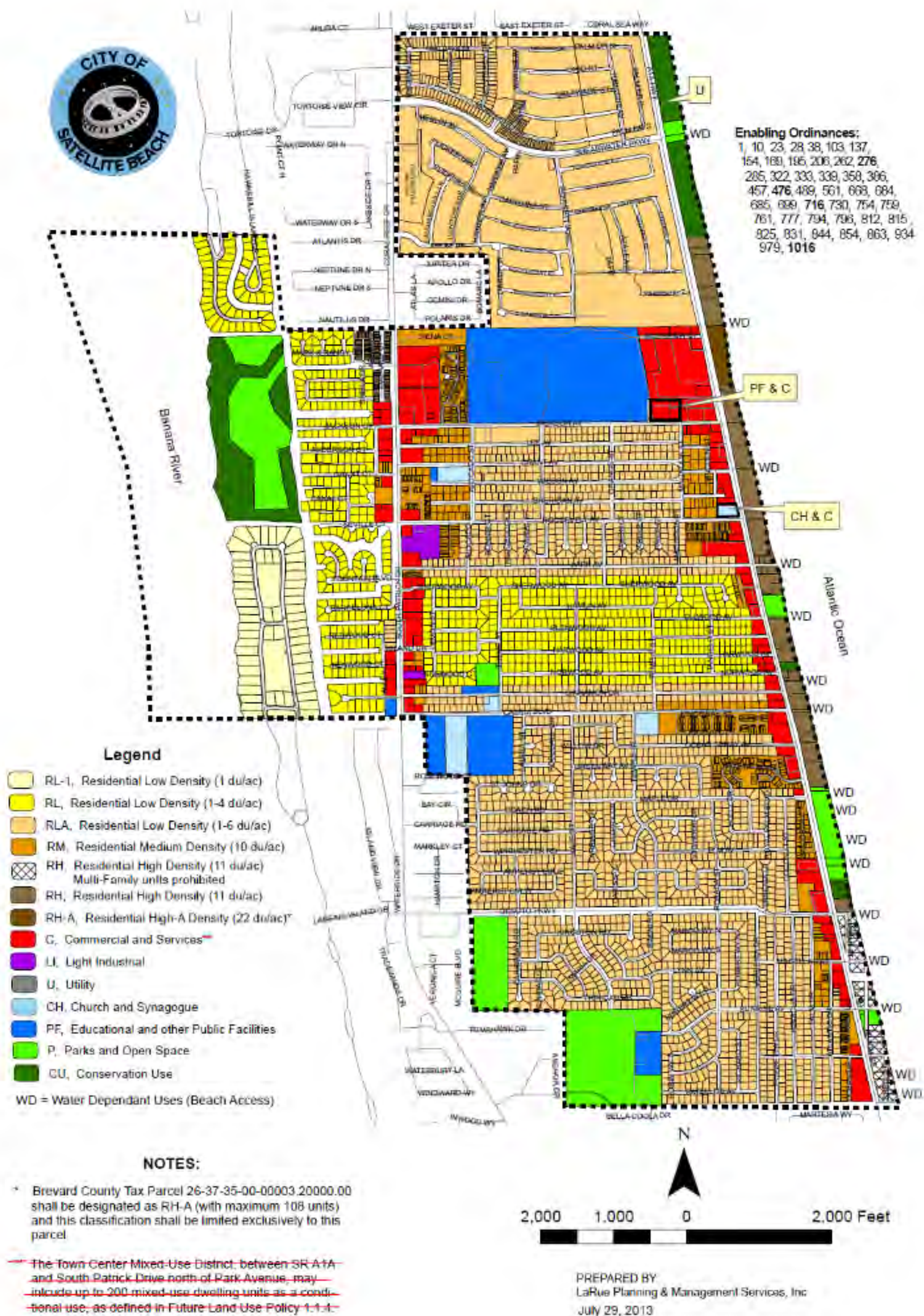
The City shall preserve and rehabilitate its commercial district to provide residents access to necessary and appropriate services and products that enhance the livability of the City without compromising its residential character.

Policy 1.10.1 - The City shall encourage businesses as allowed in its updated Land Development Regulations.



FUTURE LAND USE MAP SERIES

FIGURE 1  
FUTURE LAND USE MAP  
CITY OF SATELLITE BEACH  
2019





### Figure 1-1 – Adjacent Land Use Map

**FUTURE LAND USE DESIGNATIONS  
CITY OF SATELLITE BEACH  
AND  
LANDS IN ADJACENT JURISDICTIONS**

Prepared by:  
LaRue Planning & Management Services, Inc.  
July, 2008

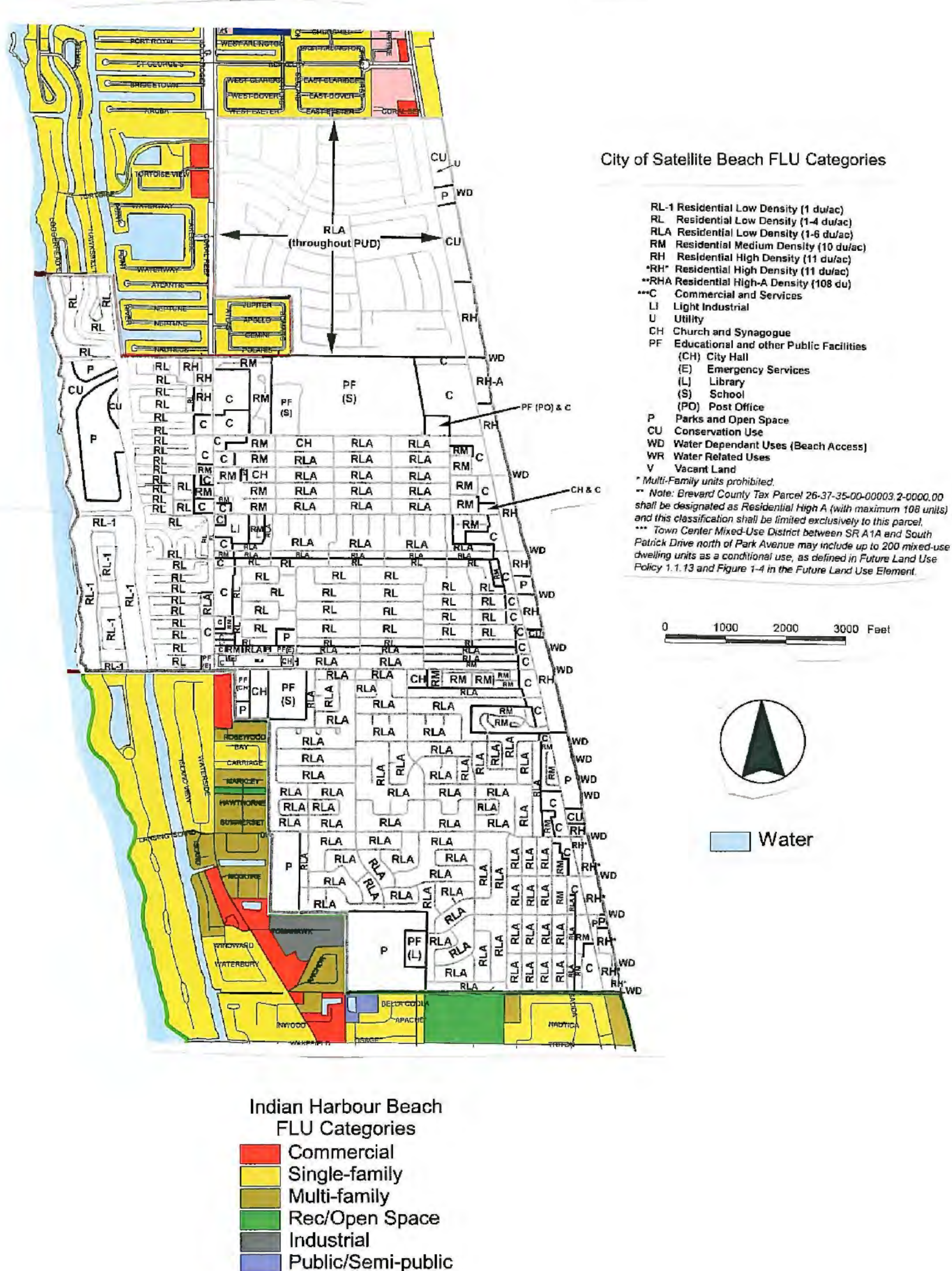
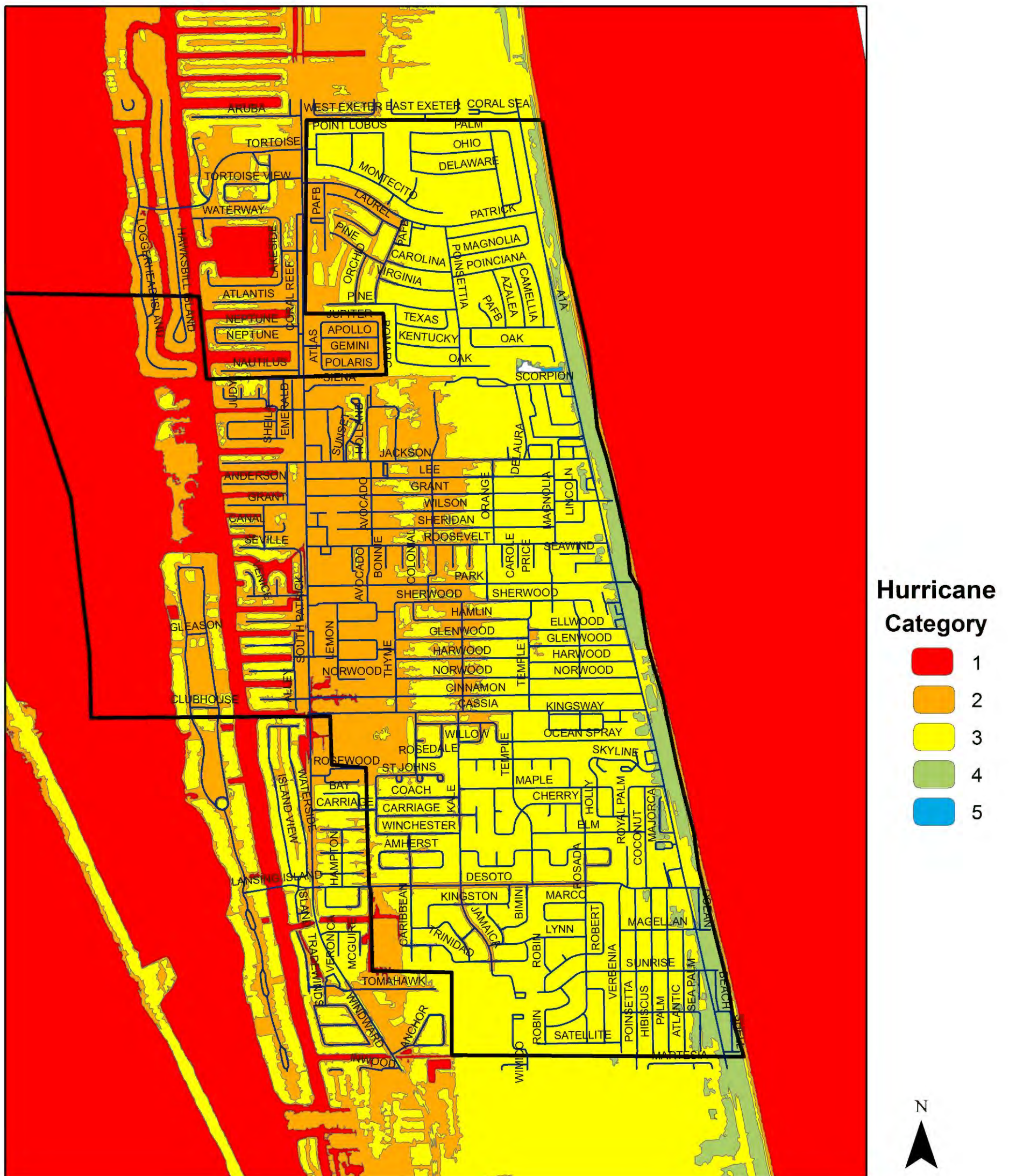




FIGURE 1-2  
HURRICANE STORM SURGE  
City of Satellite Beach



Source: East Central Florida Regional Atlas, April 2010

Prepared by: LaRue Planning & Management Services, Inc  
January, 2012

2,500 1,250 0 2,500 Feet



FIGURE 1-3  
FEMA FLOOD ZONES  
City of Satellite Beach

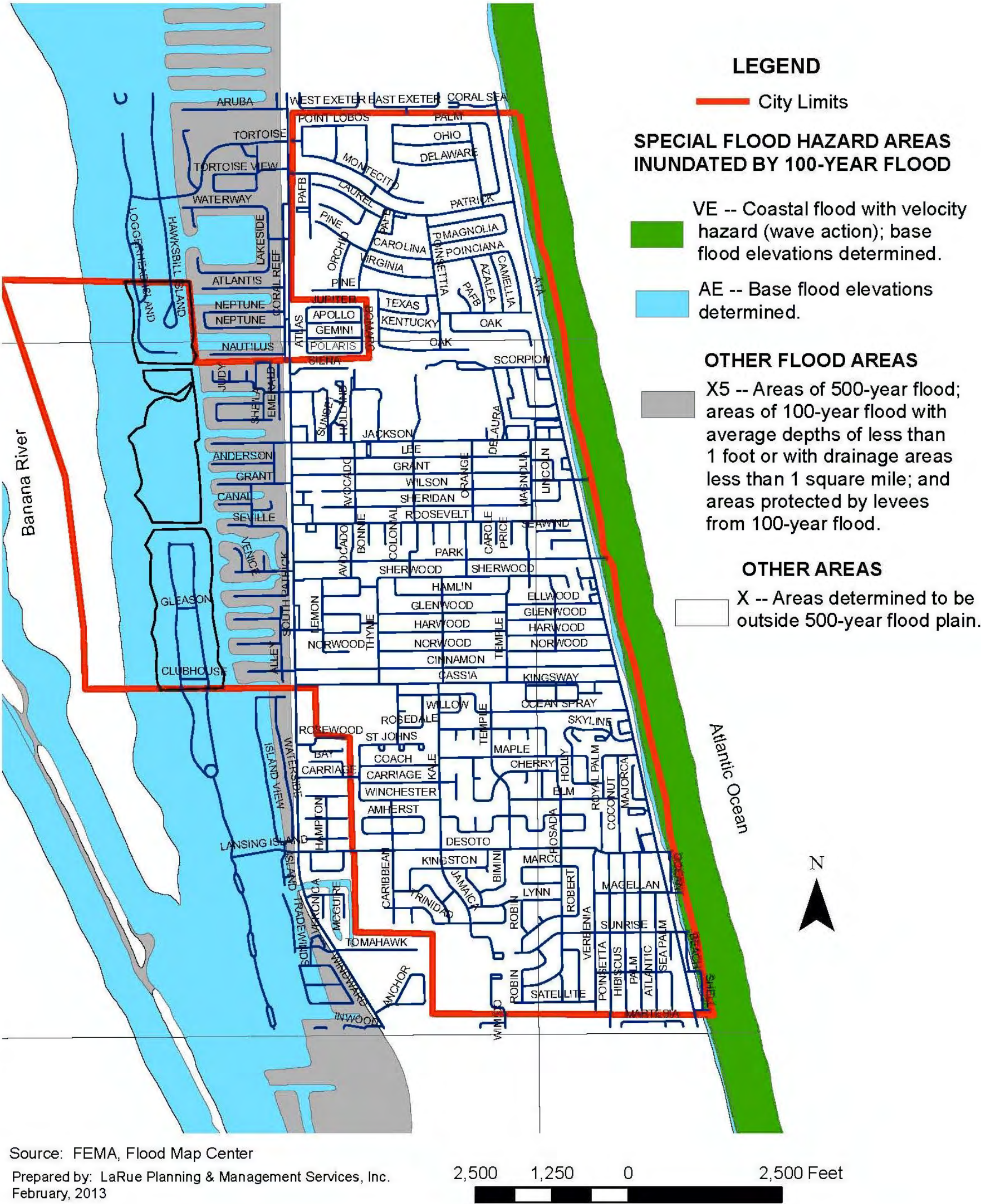
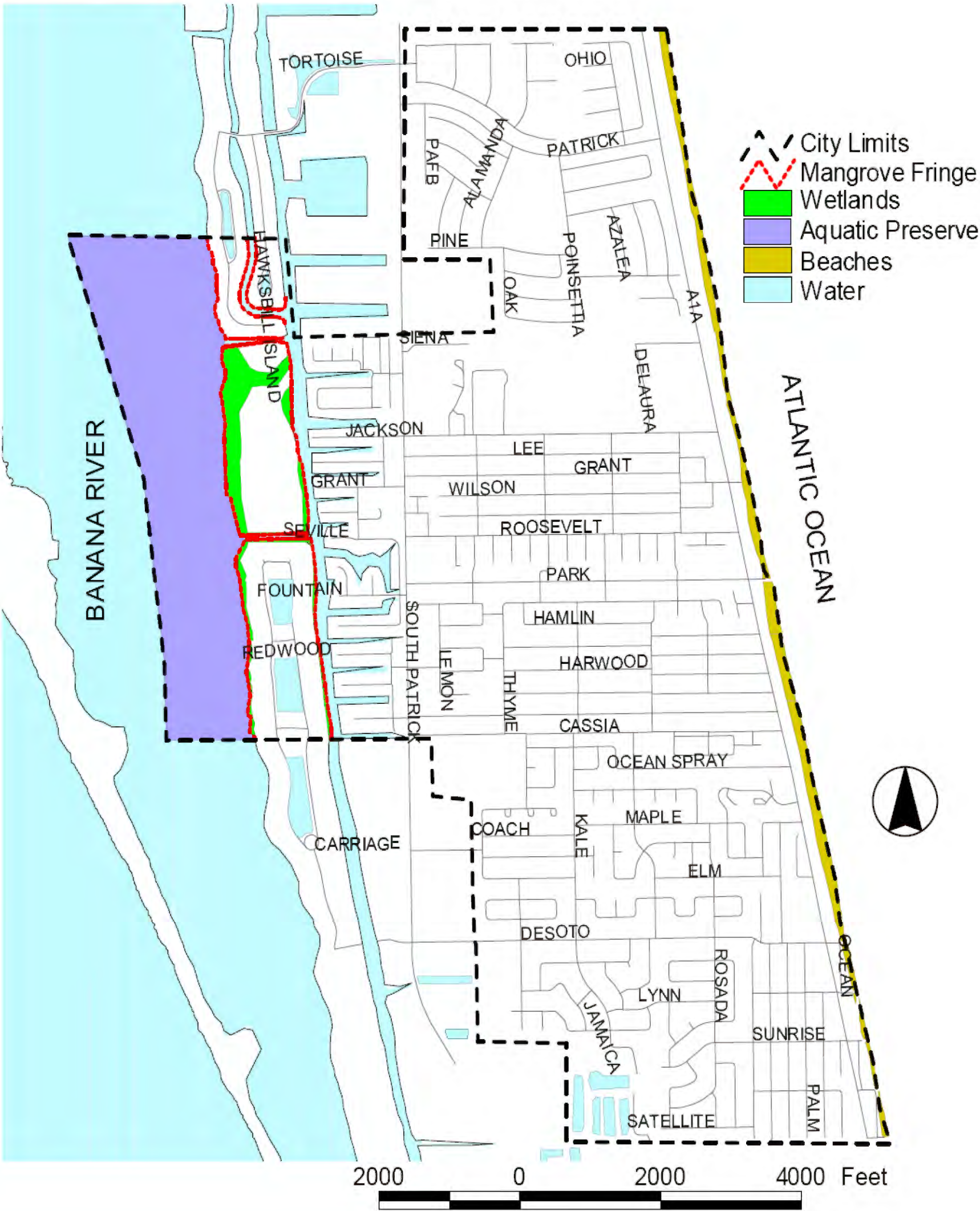




FIGURE 1-4  
WATER BODIES, WETLANDS AND BEACHES  
CITY OF SATELLITE BEACH



Source: City of Satellite Beach

Prepared by:  
LaRue Planning & Management Services, Inc.  
April, 2009



Figure 1-5 – Soils Associations

