

Farmers Market Major Special Exception in Public/Institutional Zoning District

Comprehensive Plan Excerpts

Chapter II Future Land Use Element

Visioning Process:

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

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

Community values:

- The small-town character of the community.

Recommendations:

- The development of small scale, quiet businesses that serve residents.

Future Land Use Categories:

- **Public/Institutional**

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

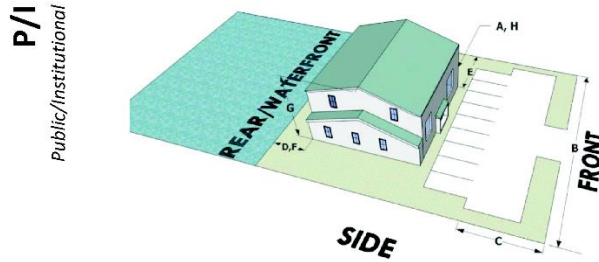
- **Parks and Open Space**

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

Land Use and Development Plan Excerpt

SECTION 2.12. - P/I (PUBLIC/INSTITUTIONAL)

- A. *Purpose and intent.* The purpose of this district is to permit any lawful governmental activity of federal, state and local governments as well as quasi-public and private activities or facilities which will serve the public interest in an educational, recreational, or scientific context.
- B. *Permitted uses and structures.* See [section 2.40](#), Table 2-5 (Table of Permitted Uses).
- C. *Dimensional requirements.*



Minimum Lot Size		Minimum Yard Size				G Maximum Building Height	H Maximum Lot Coverage
A Area	B Width	C Front	D Rear	E Side	F Waterfront		
7,500 square feet	75 feet	35 feet	50 feet	10 feet ^[1]	N/A	35 feet	35%

[1] 35 feet if abutting any residentially zoned property.

D. *Development permit review.* A development permit application shall be submitted and reviewed pursuant to [section 6.5](#).