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MEMORANDUM

DATE: NOVEMBER 29, 2018

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

FROM: VANESSA CHRISTIANSEN, SENIOR REGIONAL PLANNER 

RE: CITY OF JACKSONVILLE TRANSMITTED AMENDMENT 18-7ESR

Attached is Review Form 01 for a proposed large scale map amendment seeking to amend the City of Jacksonville Comprehensive Plan Future Land Use Map series.

The proposed amendment seeks to change 21.95 +/- acres of the Future Land Use Map from Low Density Residential (LDR) and Community/General Commercial (CGC) to Conservation (CSV) and Medium Density Residential (MDR). The subject parcel is located in the City of Jacksonville Planning District 2 – Greater Arlington/Beaches. The lot is located on the north side of Atlantic Boulevard, just west of Pablo Creek/Intracoastal Waterway.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the staff review report of the City of Jacksonville Transmitted Amendment 18-7ESR.

**FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01**

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No.: **City of Jacksonville Transmitted Amendment 18-7ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **December 7, 2018**
Local Government Item No.: **Ordinance 2018-638-E**

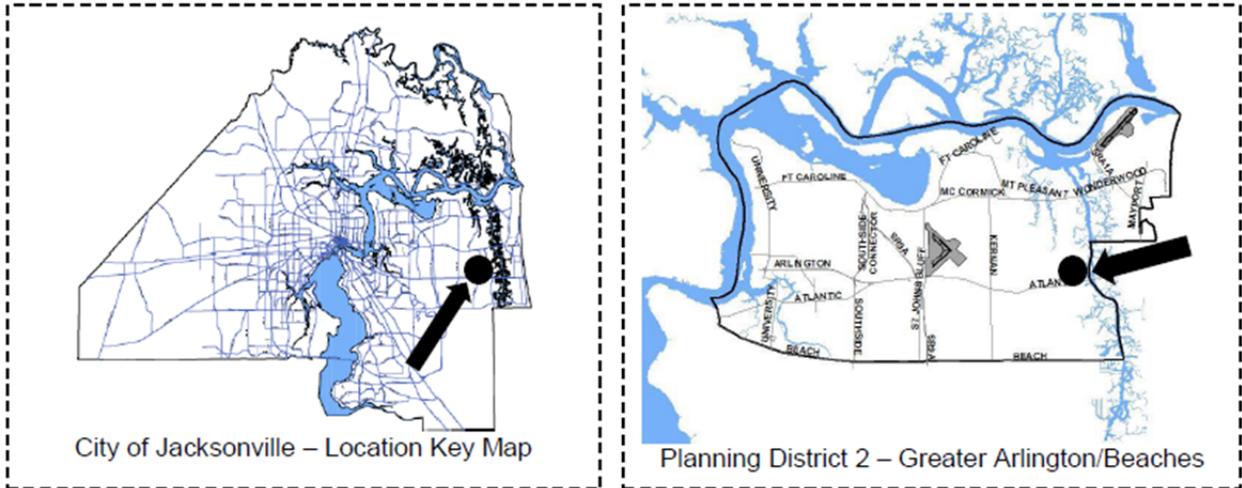
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

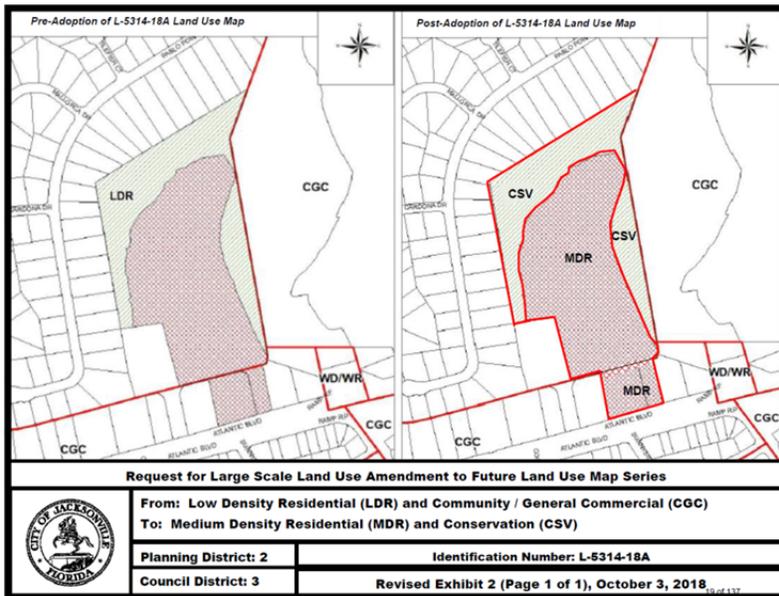
The proposed amendment seeks to change 21.95 +/- acres of the Future Land Use Map from Low Density Residential (LDR) and Community/General Commercial (CGC) to Conservation (CSV) and Medium Density Residential (MDR). The subject parcel is located in the City of Jacksonville Planning District 2 – Greater Arlington/Beaches. The lot is located on the north side of Atlantic Boulevard, just west of Pablo Creek/Intracoastal Waterway.

The subject site is currently vacant, mostly undeveloped with a vacant structure located on site, and consists of two (2) parcels. The subject site abuts properties developed with single-family dwellings to the east, south, and west. The proposed changes would allow for a potential net increase of 216 multi-family dwelling units.

LOCATION MAPS



FUTURE LAND USE MAP



1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

Facilities of Regional Significance Impacted

- Localized impacts to a Statewide Regional Evacuation Study Program (SRESP) Evacuation Route, SR10/Atlantic Blvd.
- The site is located within the 300 feet Height and Hazard Zone for the Naval Station Mayport, a transportation resource of regional significance.

The City's zoning regulations will limit the development to a maximum height of less than 300 feet unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration.

Recommendation

While local zoning mitigates the potential for impacts to Naval Station Mayport, the proposed amendment could allow for potential adverse effects to significant regional resources or facilities identified in the Strategic Regional Policy Plan. Atlantic Boulevard is an emergency preparedness resource of regional significance.

The City of Jacksonville has cited this amendment as consistent with the Council's Strategic Regional Policy Plan Communities and Affordable Housing Policy 3.

OBJECTIVE: IMPROVE QUALITY OF LIFE AND PROVIDE QUALITY PLACES IN NORTHEAST FLORIDA

- **Policy 3:** *Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.*
 - Council staff disagrees that this parcel is appropriate for incentives or encouragement of residential development. Given the site's location, the most relevant policies within the SRPP are those related to resiliency.

The City's attention is drawn to the following portions of the Emergency Preparedness and Resiliency Element of the Strategic Regional Policy Plan: Figure 6, Policy 8, Policy 9, Policy 12, Policy 17, and Policy 24. These in total identify the impacted evacuation route as of regional significance, and identify the ways that mitigation for impacts may be accomplished. The following policies are highlighted:

- Policy 12: The Region strives for evacuation routes that are identified and clearly designated and are at the capacity and quality needed to safely carry the expected number of evacuating vehicles within acceptable clearance times and plans for safe re-entry.
- Policy 24:.....Where growth within vulnerable areas occurs, the Region encourages concurrent mitigation for those impacts.....

Mitigation could occur in several ways that enhance public safety. These include building the structures associated with the development resiliently, including designing the overall site so as to mitigate flooding, elevating the structures, installing systems at higher elevations, dry floodproofing, or wet floodproofing. The development management could include dissemination of information to residents and the public on evacuation and planning for flood events. Off-site approaches could also be considered, such as contributions or improvements to shelters or other actions in support of readiness and safety.

These sorts of approaches would be consistent with the statement included in the City of Jacksonville Emergency Preparedness Division memorandum: "Development within this area should be mitigated through community design considerations for structural integrity and to produce minimal impact to the surrounding floodplain." It is acknowledged that the City also

has the ability to mitigate impacts to the evacuation route through staged evacuations (allowing the Beach communities to evacuate before calling for evacuation west of the Intracoastal Waterway, for example) but as each event is different, this in and of itself does not fully mitigate potential impacts.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

No extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of an affected local government were identified.

Request a copy of the adopted version of the amendment?

Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Recommendation

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