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MEMORANDUM

DATE: DECEMBER 3, 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 ST. AUGUSTINE TRANSMITTED AMENDMENT 18-2ESR

Attached is Review Form 01 for a proposed large scale map amendment for the City of St. Augustine Future Land Use Map series.

The proposed amendment seeks to change 20.38 +/- acres of the Future Land Use Map from County Mixed Use with County Industrial Warehousing (IW) and County Open Rural (OR) to Residential Medium Density/Mixed Use and Open Land. The subject parcel is surrounded by City Marine Industrial to the north, County Mixed Use to the south, City Open Land to the east, and County Mixed Use to the west. The lot is located adjacent to Arapaho Ave, Diesel Road, and the San Sebastian River.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the staff review report of the City of St. Augustine Transmitted Amendment 18-2ESR.

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

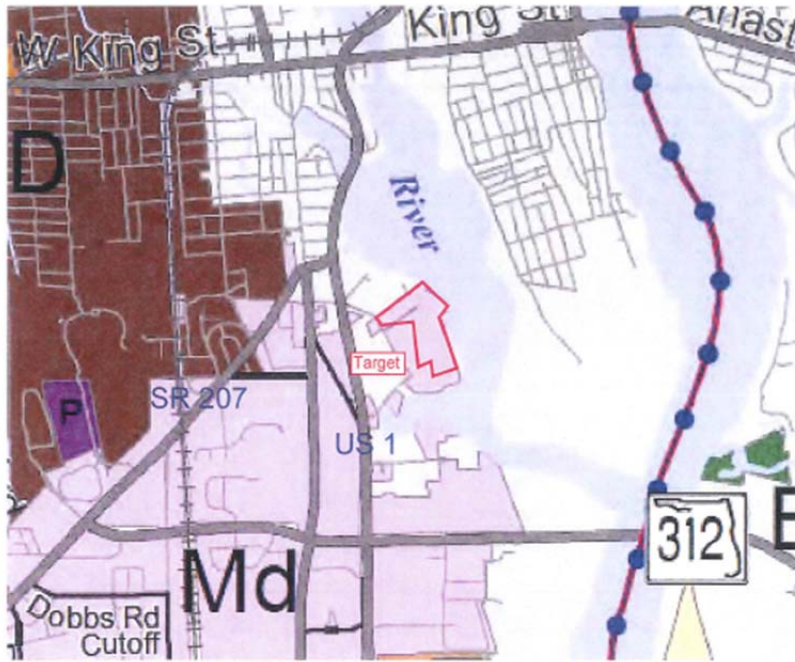
Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No.: **City of St. Augustine Transmitted Amendment 18-2ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **December 7, 2018**
Local Government Item No.: **Ordinance 2018-19**

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 20.38 +/- acres of the Future Land Use Map from County Mixed Use with County Industrial Warehousing (IW) and County Open Rural (OR) to Residential Medium Density/Mixed Use and Open Land. The subject parcel is surrounded by City Marine Industrial to the north, County Mixed Use to the south, City Open Land to the east, and County Mixed Use to the west. The lot is being voluntarily annexed from St. John's County to the City of St. Augustine. The subject property is located adjacent to Arapaho Ave, Diesel Road, and the San Sebastian River. The proposed changes would allow for a potential net increase of 304 dwelling units.

LOCATION MAPS



FUTURE LAND USE MAP



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

Recommendation

The subject property is located in a Coastal High Hazard Area (CHHA). The City’s attention is drawn to the following portion of the Emergency Preparedness and Resiliency Element of the Strategic Regional Policy Plan, Policy 24:

- The Region supports directing development away from areas anticipated to be most vulnerable to hazards. Where growth within vulnerable areas occurs, the Region encourages concurrent mitigation for those impacts. NEFRC will work with local governments on mitigation strategies to the extent they plan to add residential units in the Coastal High Hazard Area to ensure the mitigation addresses vulnerabilities.

Both the City of St. Augustine’s Comprehensive Plan and St. John’s County Comprehensive Plan include policies that limit population density in CHHAs. It is acknowledged that the City has a variety of approaches it could utilize to address this issue. As such, it is recommended that the strategies which have been identified and selected by the City of St. Augustine be reported and documented for additional consideration prior to the amendment reaching the adoption stage.

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

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the staff review report of the City of St. Augustine Transmitted Amendment 18-2ESR.