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## **MEMORANDUM**

**DATE:** APRIL 19, 2019

**TO:** NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

**THRU:** ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

**FROM:** VANESSA CHRISTIANSEN, SENIOR REGIONAL PLANNER *VC*

**RE:** CITY OF JACKSONVILLE ADOPTED AMENDMENT 18-07ESR

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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.

Materials are attached as provided by Ms. Valerie Britt at the April 4, 2019 Northeast Florida Regional Council Board meeting.

### **Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee find the City of Jacksonville Adopted Amendment 18-07ESR consistent with the Strategic Regional Policy Plan.**

**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 Adopted Amendment 18-07ESR**  
Date to be Mailed to Local Government and State Land Planning Agency: **May 3, 2019**  
Local Government Item No.: **Ordinance 2018-638-E**

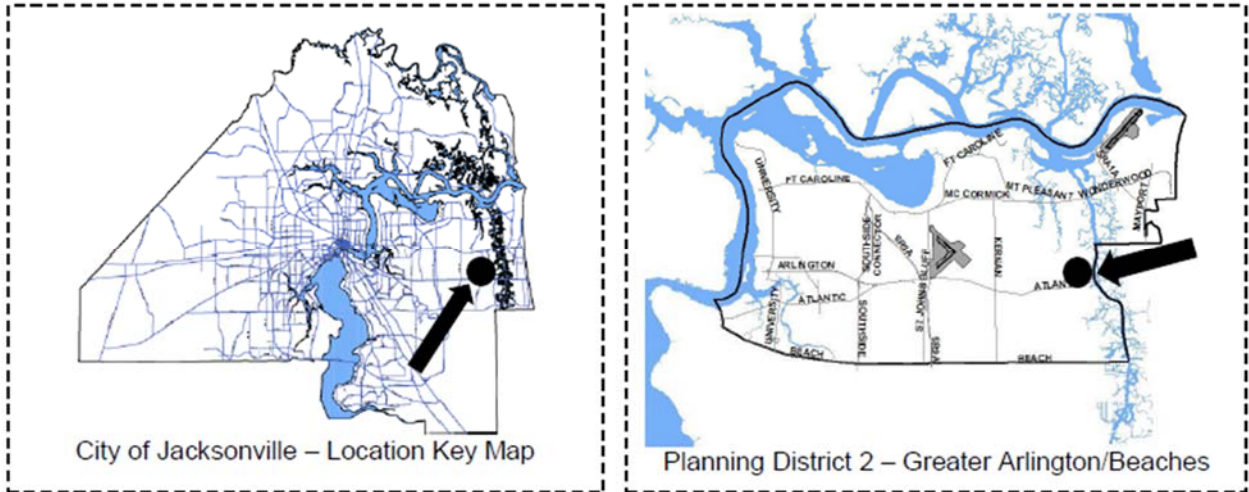
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent 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**

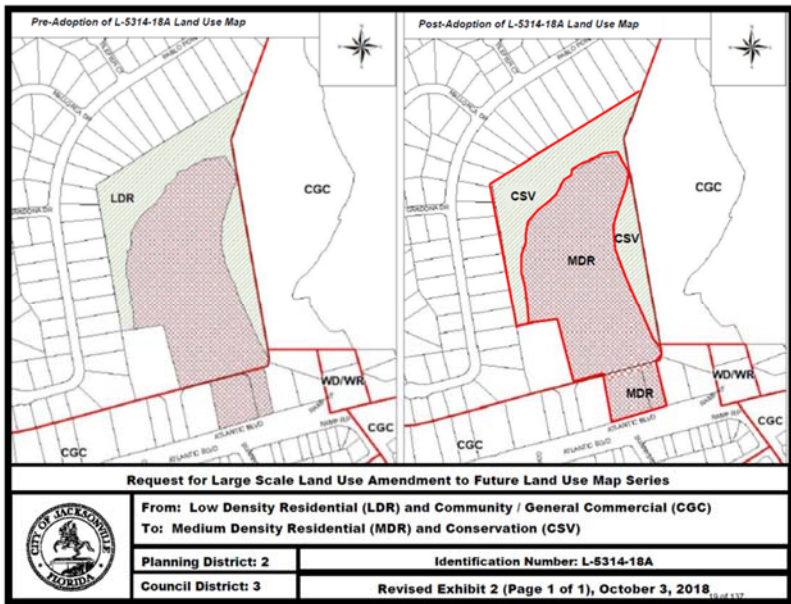
The proposed amendment seeks to change 21.95 +/- acres of the Future Land Use Map from Low Density Residential (LDR) and Community/General Commercial (CGC) to Conservation (CSV) and Medium Density Residential (MDR). The subject parcel is located in the City of Jacksonville Planning District 2 – Greater 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**

The City addressed the comments provided by the Council during the transmittal stage by proposing to include requirements in the planned unit development associated with this development.

- Council comment highlighting the Strategic Regional Policy Plan - 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.

- The Developer will require the property owner and/or tenant association to develop a process for making available to tenants public information regarding hurricane preparedness and evacuation, including information regarding evacuation areas, procedures, and routes, and regarding websites and local media outlets for hurricane preparedness, weather updates, and evacuation reports. This information will be provided to tenants in their move-in packet. The information for all tenants will be updated in order to remain current with the prevailing communication mediums as necessary.
- Council comment highlighting Strategic Regional Policy Plan - Policy 24:.....Where growth within vulnerable areas occurs, the Region encourages concurrent mitigation for those impacts.....
  - It is anticipated that the finished floor elevation of the apartment complex will be a minimum of 10 feet above sea level which is approximately 4 to 5 feet above the BFE for the area, as delineated on FEMA's FIRM. The elevation of the building will help to protect the residents' property in the event of a hurricane.

**2. EXTRA-JURISDICTIONAL 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	NA	No	<input type="checkbox"/>
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**Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee find the City of Jacksonville Adopted Amendment 18-07ESR consistent with the Strategic Regional Policy Plan.**