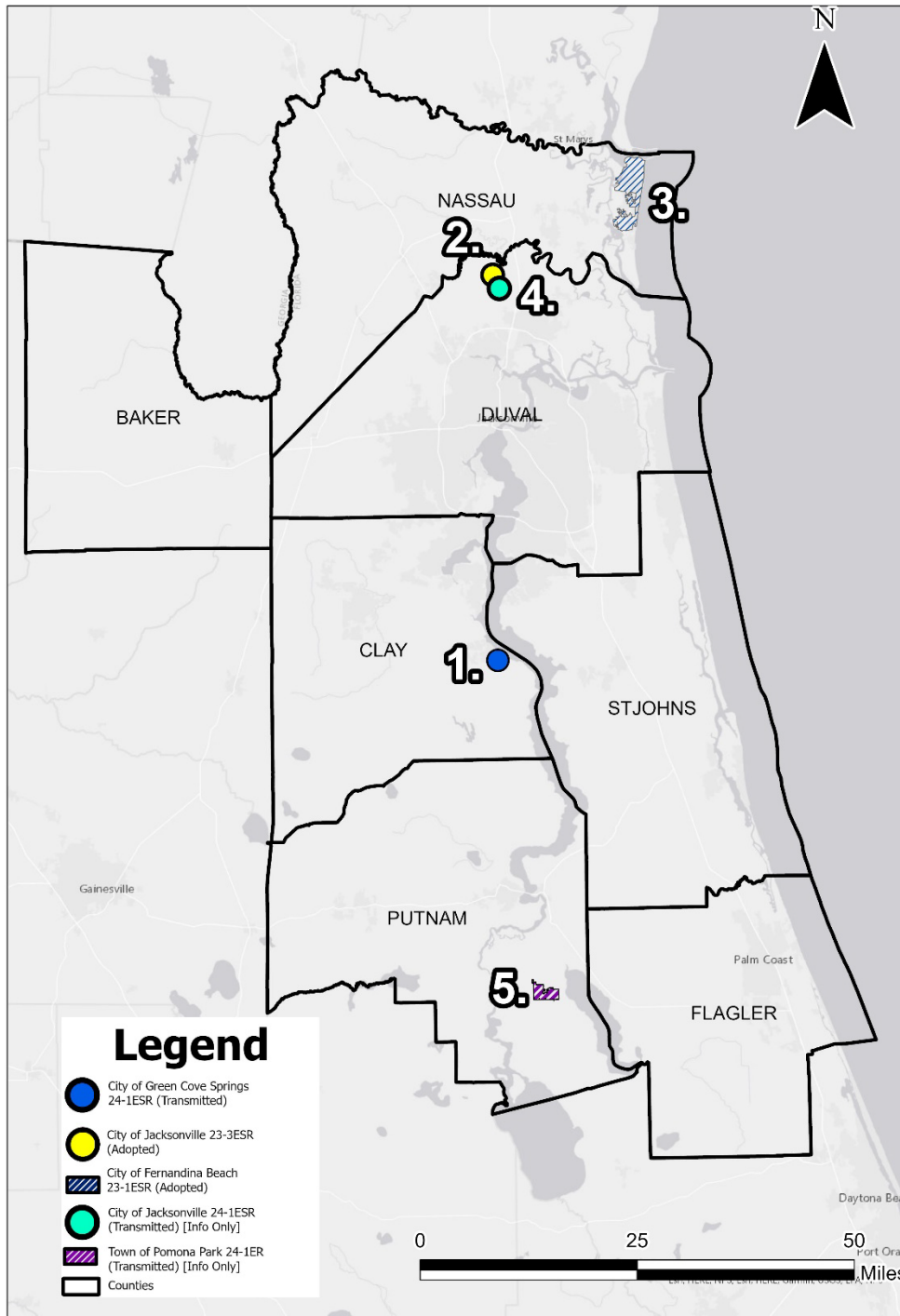


# REGIONAL MAP OF AMENDMENT LOCATION SITES

## March 2024 Board Comprehensive Plan Amendments



Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County Location	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Green Cove Springs 24-1ESR	1	X		Clay	3-8-2024	Ordinance 0-01-2024

- **Type:** Future Land Use
- **Issue:** This is a proposed Future Land Use Map Amendment for a property located at the southeast corner of U.S. 17 and S.R. 16 for approximately 58.12 acres from Mixed-Use to Industrial.
- **Background:** The applicant has applied for a Future Land Use and Zoning Change for the subject property for the construction of industrial development. There is an existing building on the site that had been used for a manufacturing plant which was closed in 2010. However industrial businesses such as Woodford Plywood, Meever USA, and Front Runner Boatworks have been located at this location for nonconforming industrial uses.

Property access to SR 16 is provided through a vehicular and utility easement. To the south and east of the property, there is an extension of the CSX rail line that is owned by the City and has fallen into disrepair. The applicant has expressed an interest in entering an agreement with the City to repair the existing Rail line and add a Railroad spur to serve potential future Industrial users on the property. These actions would require a separate agreement to be approved by the City. The site is located within the City's Water, Sewer, and Electric Service Boundaries. The City's sanitation services will serve it. The applicant has agreed to submit a Future Land Use text amendment to address the following issues: land uses, site design, buffering, and traffic. A draft of the site-specific text amendment is included in the Appendix as Exhibit 1. For more information on the site, please look at Maps 1-3 in the Appendix.
- **Impacts:** Both U.S. 17 and S.R. 16 are considered Transportation Resources of Regional Significance. Staff recommended to the City's Local Governing Body approval with the condition that there be a comprehensive traffic study meeting the City Traffic Impact Analysis (TIA) for new development before approval of a subsequent development order.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended for the amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Jacksonville 23-3ESR	2		X	Duval	3-8-2024	Ordinance 2023-848-E

- **Type:** Future Land Use
- **Issue:** This Future Land Use Map (FLUM) amendment changed approximately 200 acres from Agriculture (AGR) to Light Industrial (LI) and Conservation (CSV).
- **Background:** The 200-acre site is located north of Arnold Road, between Arnold Road and Lannie Road. According to the City’s Functional Highways Classification Map, this segment of Arnold Road is an unclassified private road. The subject site currently includes undeveloped land. The applicant amended the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Agriculture (AGR) in the Rural Development Area to Light Industrial (LI) and Conservation (CSV) in the Suburban Development Area to allow for industrial and conservation uses. While the subject property is located within the Rural Development Area, it is surrounded on three sides by land in the Suburban Development Area. The companion rezoning was submitted within the adoption round of this amendment. Please see maps 4 and 5 in the appendix for additional information.
- **Impacts:** The amendment is located within the 150-foot height and Hazard Zone for the Jacksonville International Airport, a Transportation Resource of Regional Significance. Zoning will limit development to a maximum height of less than 150 feet unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards, or other potential hazards to the safe navigation of aircraft.
- **Recommended Intergovernmental Coordination:** Intergovernmental coordination was recommended between the City of Jacksonville and Nassau County. The City Planning Department contacted the Nassau County Planning Department regarding the development, and the Nassau County Planning Department had no comment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Fernandina Beach 23-1ESR	3		X	Nassau	3-8-2024	Ordinance 2023-24

- **Type:** Text
- **Issue:** This adopted amendment to the City of Fernandina Beach’s 2030 Comprehensive Plan removes policies requiring pervious materials for parking lots relative to standards in the Land Development Code and a text amendment to the City’s Land Development Code. The developer and the City believe that this requirement hinders the commercial development’s ability to maintain and upgrade facilities. They believe the costs are prohibitive, hindering the developer’s ability to invest in other aspects for the maintenance or improvement of a project. As a result, properties are obligated to demonstrate a hardship to obtain a variance. Variances are considered a risky investment of time and money for developers, given municipal staff has difficulty recommending approval, including when a site or user-specific special conditions prevent full compliance with the Land Development Code.
- **Background:** In Fernandina Beach, “large-scale” commercial development has historically been concentrated along roadways leading to the Central Business District including Sadler Road, S. 14th Street, and 8th Street stemming from the late 1970s and 1980s. It was a time when typical commercial development patterns included large expanses of asphalt vehicle parking, to accommodate strip malls with one or more anchor tenants. Since then, the City’s established shopping centers have been maintained and updated several times including through façade and interior renovations as well as with new roofs and updates to mechanical aspects (Heating, Ventilation, and Air Conditioning (HVAC), electrical, and plumbing).  
  
The retrofit of parking areas to incorporate additional landscaping has occurred incrementally but mostly remains far from compliant with current standards. One of the issues addressed by this amendment that impacts commercial re-investment is a requirement within the City’s Comprehensive Plan and Land Development Code which says that all new development and redevelopment projects must include parking with 75 percent pervious materials. This standard was adopted in late 2012 when Florida was considering changes in stormwater regulations through water management districts to recognize low-impact development strategies and reduce stormwater runoff. Due to administrative shifts following the gubernatorial election, the respective rulemaking process stopped between 2013 and 2014. Subsequently, today, stormwater calculations have not been updated and there is no credit for incorporating pervious materials in site design. Further, there is no incentive to incorporate alternative paving materials to reduce land/surface for stormwater management.
- **Impacts:** No adverse impacts to Resources of Regional Significance were identified in the Strategic Regional Policy Plan and no adverse impacts to adjacent jurisdiction’s comprehensive plans have been identified.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended for this amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
City of Jacksonville 24-1ESR [Info Only]	4	X		Duval	3-1-2024	Ordinance 2023-821-E

- **Type:** Future Land Use
- **Issue:** The proposed amendment to the Comprehensive Plan Future Land Use Map (FLUM) encompasses 229.01 acres. The amendment area is located between Arnold Road and Jacksonville International Airport. The property is currently designated on the FLUM as Agriculture (AGR) and Public Buildings and Facilities (PBF). The applicant is requesting a map change to Light Industrial (LI) to facilitate light industrial development.
- **Background:** The 229.01 acres subject site is located south of Arnold Road and north of Jacksonville International Airport (JIA) off Pecan Park Road. While the site has an Arnold Road address, the site does not abut Arnold Road; a small portion of the site abuts Pecan Park Road. According to the City’s Functional Highways Classification Map, this segment of Arnold Road to the north of the site is a minor arterial roadway and Pecan Park Road is a collector roadway. The subject site currently includes undeveloped land. The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Agriculture (AGR) and Public Buildings and Facilities (PBF) in the Suburban Development Area to Light Industrial (LI) to allow for industrial uses. The companion rezoning is not required for the transmittal review of this large-scale land use amendment and will be submitted with the adoption round of the amendment. Please see Maps 6 and 7 in the Appendix for additional information.
- **Impacts:** The site abuts the Jacksonville International Airport to the south. A portion of the site is located in the 0-foot Height Restriction Zone for the Jacksonville International Airport (JIA). Section 656.1005.1 would require a maximum height of 0 feet unless approved by the Jacksonville Aviation Authority (JAA) or the Federal Aviation Administration. This portion of the Height Restriction Zone for JIA was put into place with the anticipation of a future runway for the airport. According to the JAA, plans for a future runway in this location have been changed allowing for compatible development north of the JIA. JAA does not object to the development of the property with Light Industrial uses as long as the height restrictions under the Title 14 Code of Federal Regulations (CFR) Part 77 are adhered to for the property and wildlife hazard management practices are reasonably implemented. According to the JAA Height Limit Zone according to Title 14 Code of Federal Regulations (CFR) Part 77, the property has a 180’ MSL (Mean Sea Level) height restriction. The applicant provided an analysis indicating that 180’ MSL is equivalent to a 156-foot maximum height of development on the property.
- **Recommended Intergovernmental Coordination:** No intergovernmental coordination is recommended for this amendment.

Local Govt. & Plan Amendment	No. on Regional Map	Transmitted	Adopted	County	Due Date to be Mailed to Local and State Govt.	Local Govt. Item Number
Town of Pomona Park 24-1ER [Info Only]	5	X		Putnam	3-8-2024	Ordinance 2024-02

- **Type:** Text
- **Issue:** This proposed amendment is a compliance update within the Town’s Evaluation and Appraisal Review Period for the Town’s Comprehensive Plan. The Northeast Florida Regional Council assisted the Town with the compliance update.
- **Background:** In the amendment, the Town’s Planning time frame was updated to 2035 to reflect the Shimberg Center’s most recent projections. An updated map series was included as an appendix to the Future Land Use Element. A Water Supply Facility Work Plan was updated to address changes to the Regional Water Supply Plan, and updated policies are proposed to address recent statutory changes including a proposed Town Property Rights Element.

# Appendix

Map 1: City of Green Cove Springs 24-1ESR (Location Map)



Map 2: City of Green Cove Springs 24-1ESR (Existing Future Land Use Map)

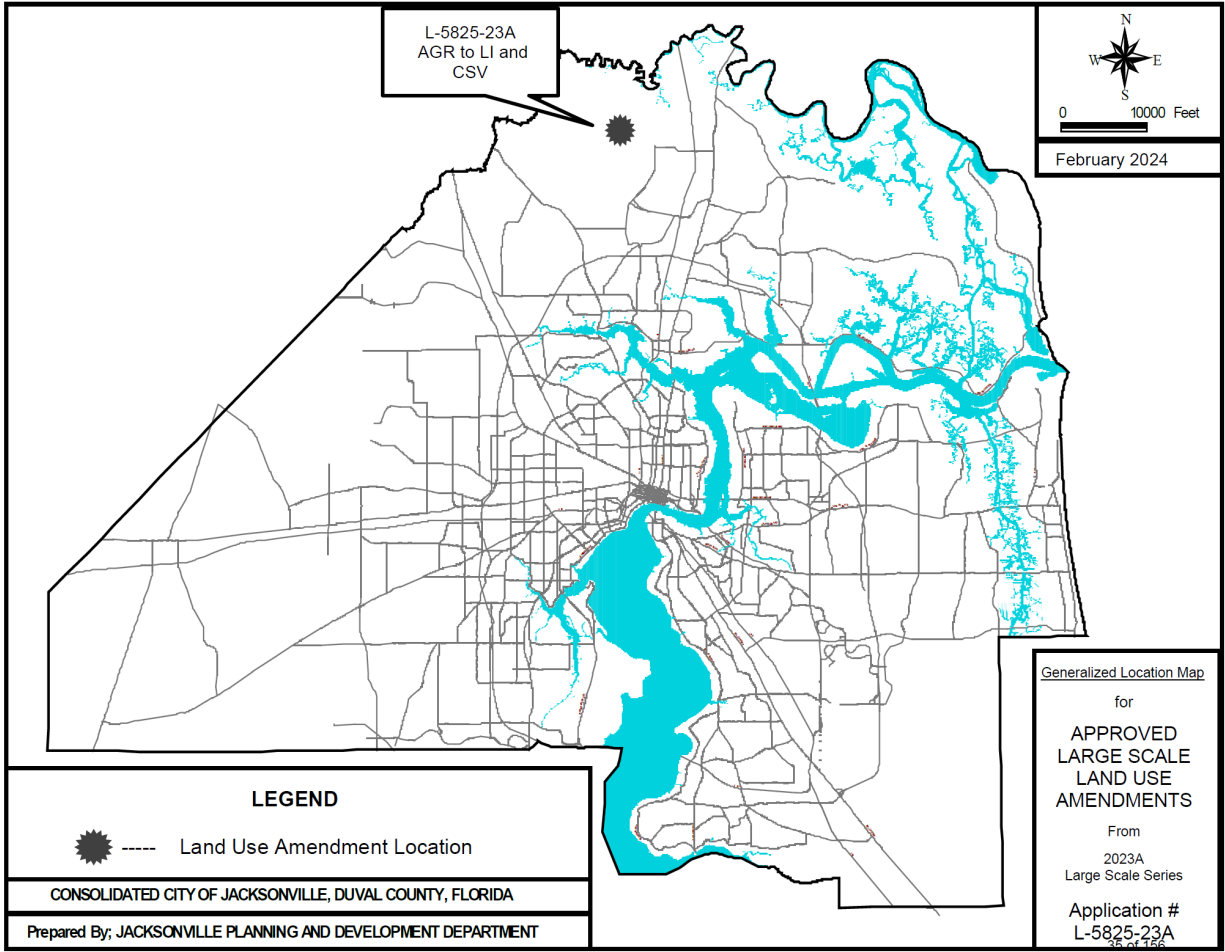




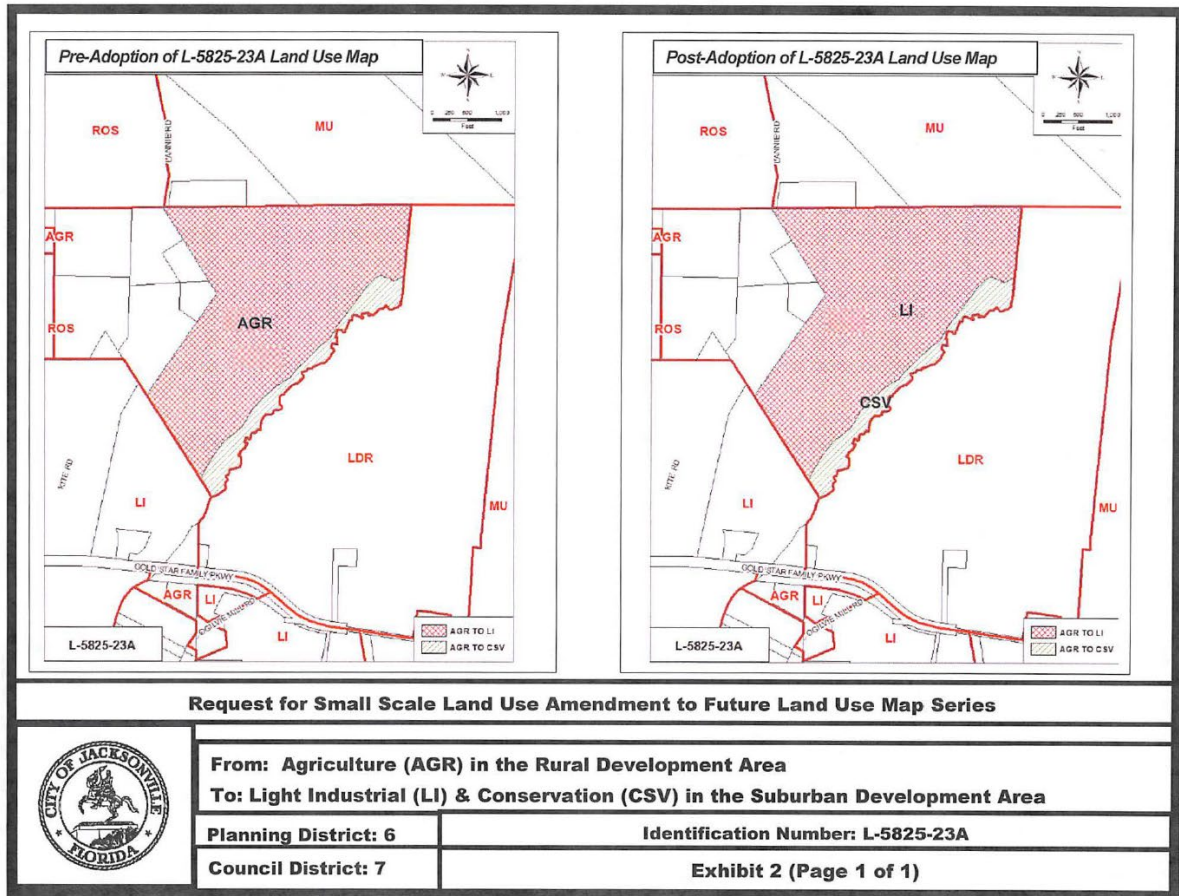
# Map 3: City of Green Cove Springs 24-1ESR (Proposed Future Land Use Map)



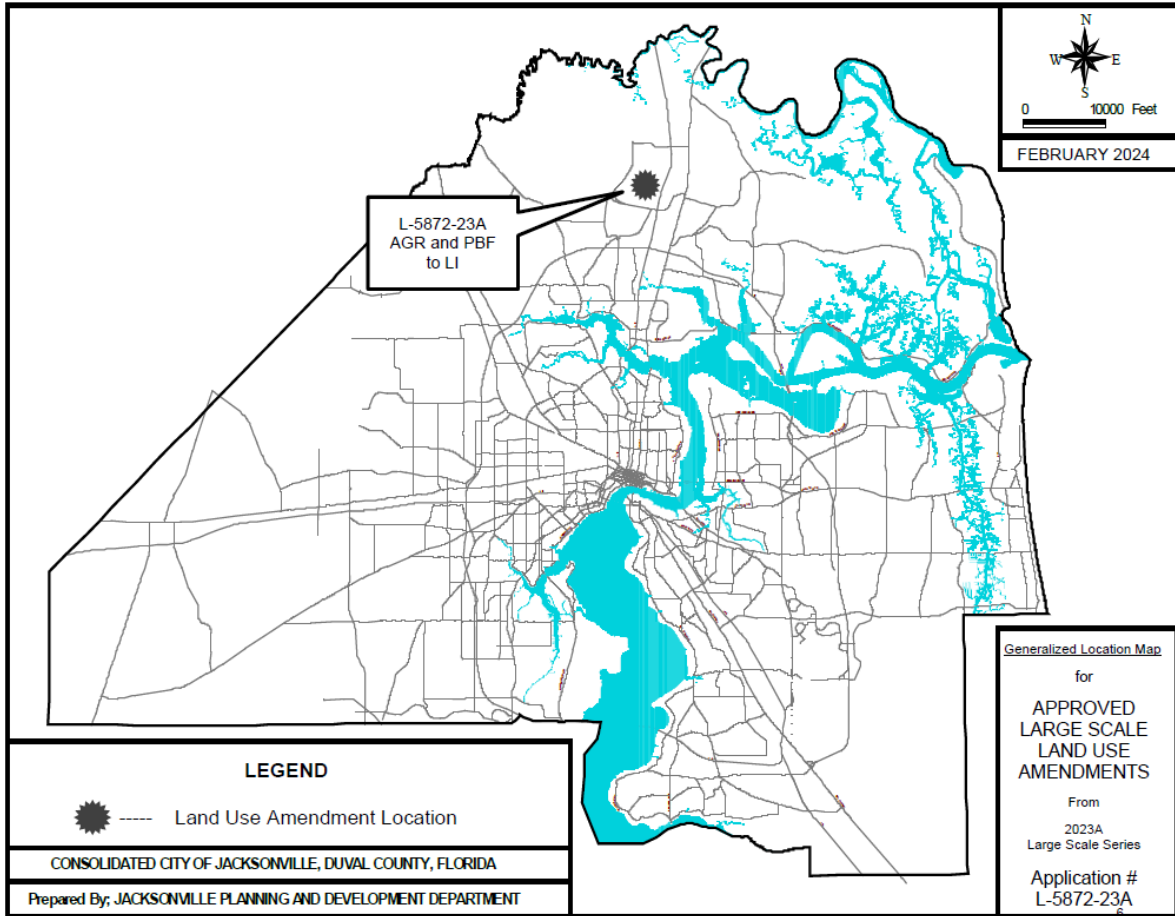
# Map 4: City of Jacksonville 23-3ESR (Subject Site)



## Map 5: City of Jacksonville 23-3ESR (Existing and Proposed Future Land Use Map)



# Map 6: City of Jacksonville 24-1ESR (Location Map)



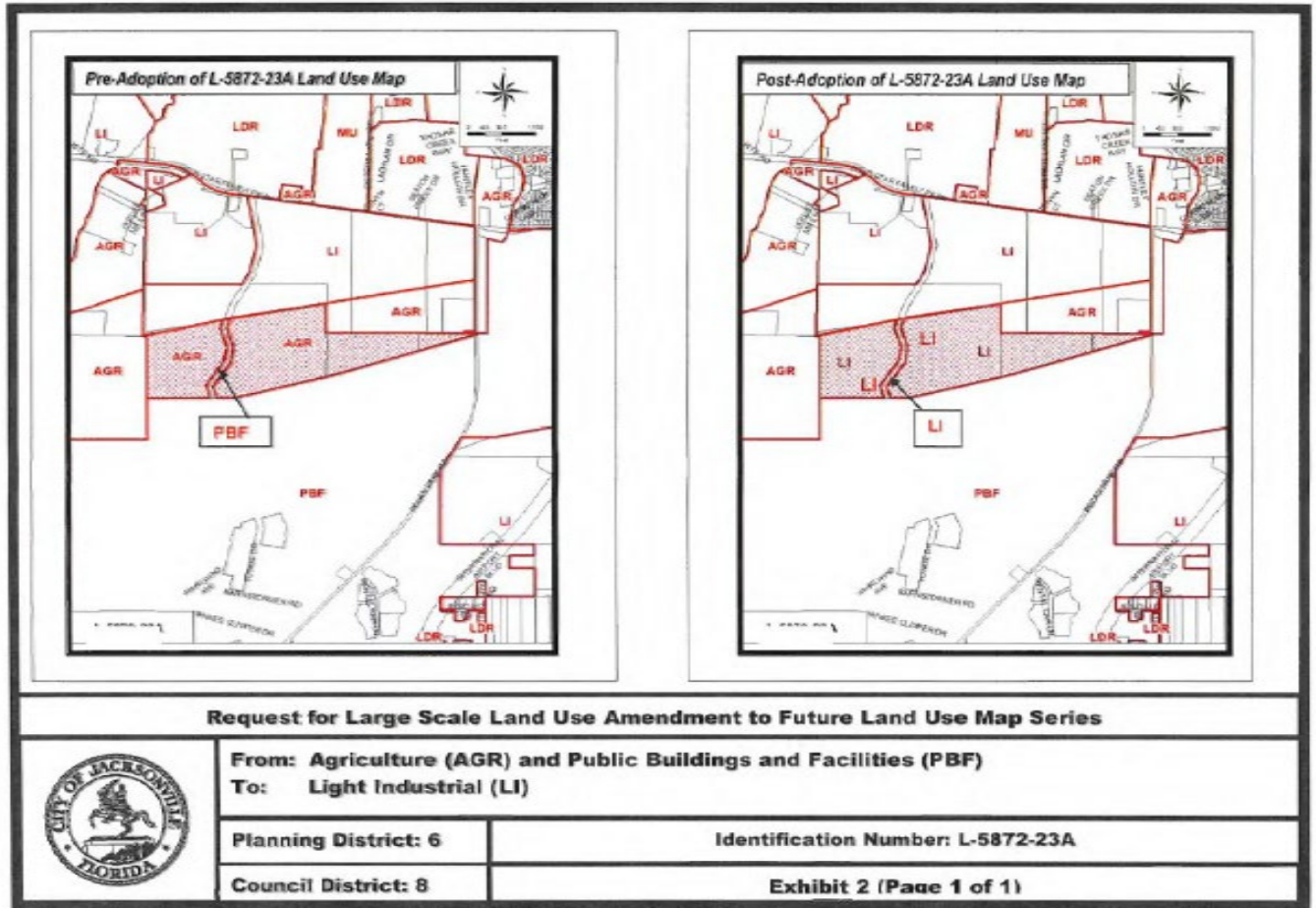
N  
W E  
S  
0 10000 Feet  
FEBRUARY 2024

L-5872-23A  
AGR and PBF  
to LI

**LEGEND**  
----- Land Use Amendment Location  
CONSOLIDATED CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA  
Prepared By: JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

Generalized Location Map  
for  
APPROVED  
LARGE SCALE  
LAND USE  
AMENDMENTS  
From  
2023A  
Large Scale Series  
Application #  
L-5872-23A

Map 7: City of Jacksonville 24-1ESR (Existing and Proposed Future Land Use Map)



## Exhibit 1: City of Green Cove Springs 24-1ESR (Proposed Site Specific Text Amendment)

Objective 1.8 The City shall adopt, as necessary, Future Land Use Map Amendments with specific development conditions that are consistent with the City's adopted Level of Service (LOS) standards and Future Land Use Element, and compatible with the surrounding uses.

Policy 1.8.1: Future Land Use Map (FLUM) Amendment adopted by Ordinance Number O-01-2024 on XXX,XX, 2024 changes the future land use on the amendment area from Mixed Use to Industrial. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by the FLUM Amendment Ordinance O-01-2024 is hereby limited based on the following:

1. Prior to the approval of a subsequent development order such as but not limited to a subdivision or site development plan, the property owner/developer must submit a developer's agreement addressing the following development requirements for the Amendment parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17:
  - a) Address screening and buffering requirements between the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 and SR 16 and US 17.
  - b) Address Building, site and streetscape design requirements for the Amendment parcels or portion thereof and the remaining portion of parcel 016451-0000 adjacent to SR 16 and US 17. These requirements shall include but are not limited to:
    - a. Block Standards
    - b. Building Placement
    - c. Building Typology and Massing
    - d. Building Frontage Design
    - e. Façade Articulation
    - f. Entrances
    - g. Building Materials
    - h. Lighting
    - i. Service Area and Mechanical Equipment Screening
    - j. Signage
2. Prior to approval of a subsequent development order, such as but not limited a zoning, subdivision or site development plan, the property owner/developer will be required to provide an Access Management Plan and Traffic Impact Analysis and to address site access and traffic capacity, the plan must be developed in cooperation with Florida Department of Transportation, Clay County and the City of Green Cove Springs. The Access Management Plan and traffic capacity plan shall be completed prior to the approval of a subsequent development order such as a Zoning, Subdivision or Site Development Plan for the Amendment Parcels that is currently owned by HLM Investments that is adjacent to SR 16 and US 17;
3. Limit uses on the Amendment Parcels by allowing M-1 Uses by right and M-2 uses as a special exception.
4. Property shall be rezoned to a Planned Unit Development (PUD). A conceptual plan and written description shall be included with the PUD submittal.