

TOPICS FOR DISCUSSION

- PROPERTY INFORMATION
- FUTURE LAND USE AND ZONING DISTRICT DESIGNATIONS
- AMENDMENTS FOR PROPOSED CHANGES
- APPLICATION PROCESS FLOW

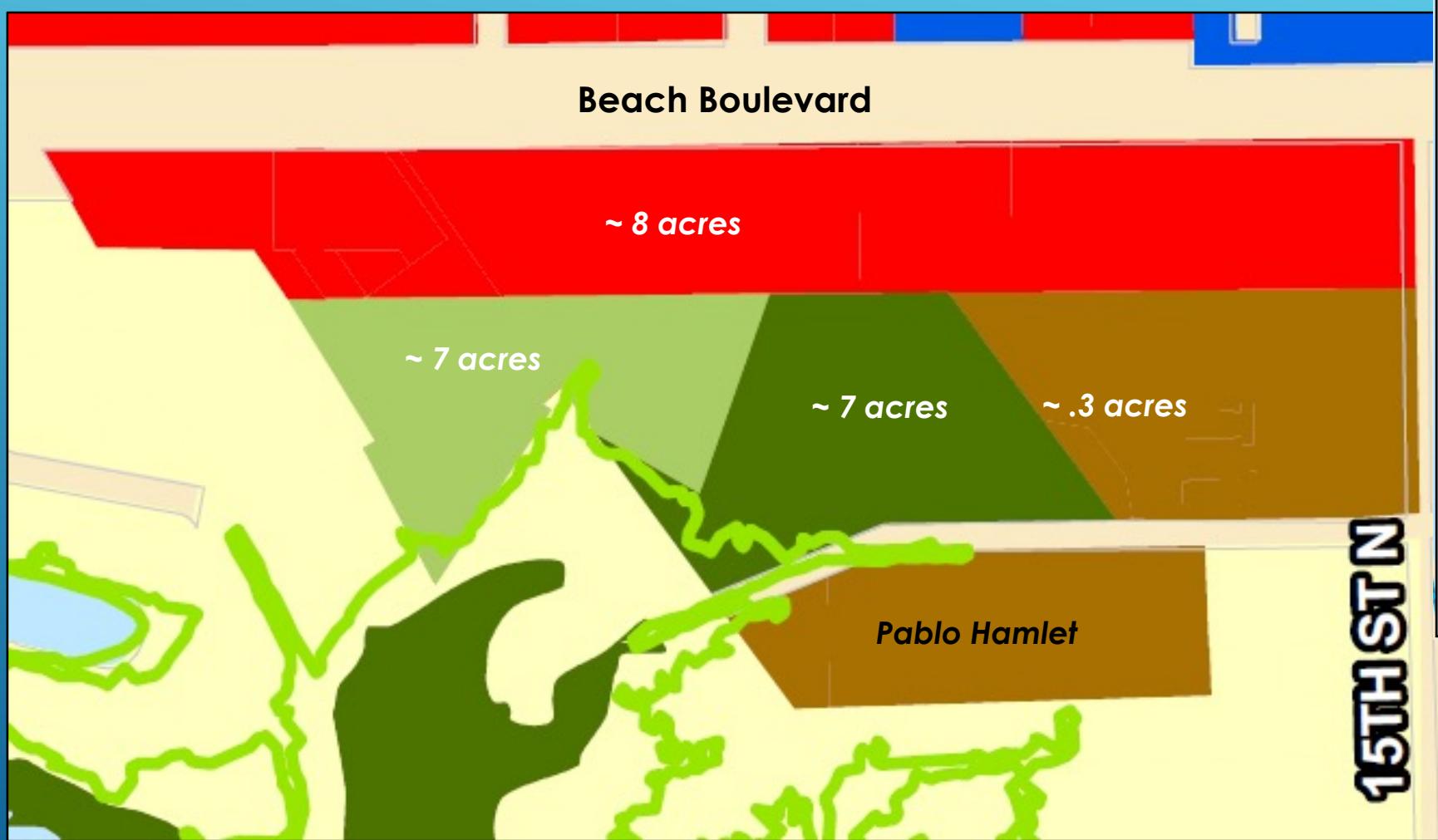
PROPERTY INFORMATION – ADVENTURE LANDING

- Entire property consists of roughly 22 acres.
- Developed portion of the property fronts Beach Boulevard.
- Two unpaved parking areas to the south of Adventure Landing park.
- Approximately 7 acres of wetlands is under a conservation easement.



Source: Duval County Property Appraiser

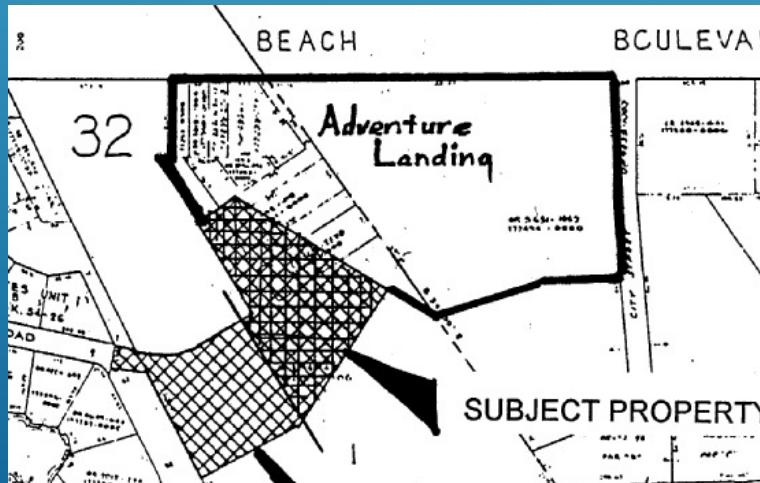
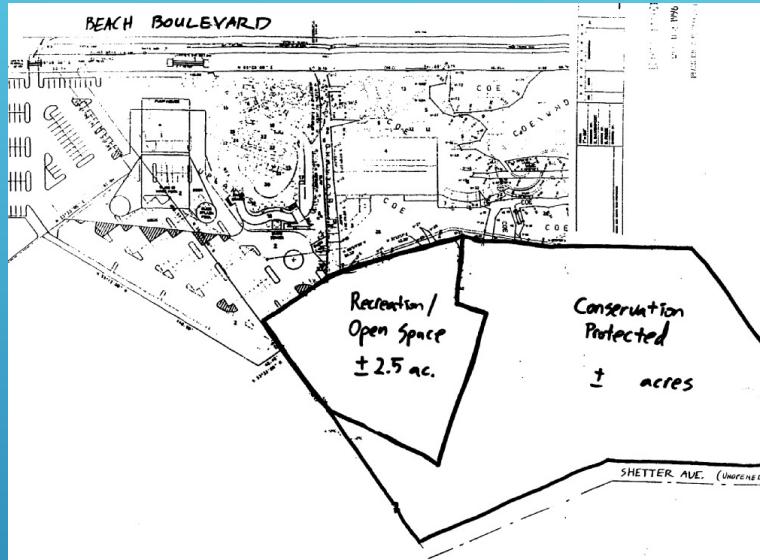
FUTURE LAND USE DESIGNATIONS *



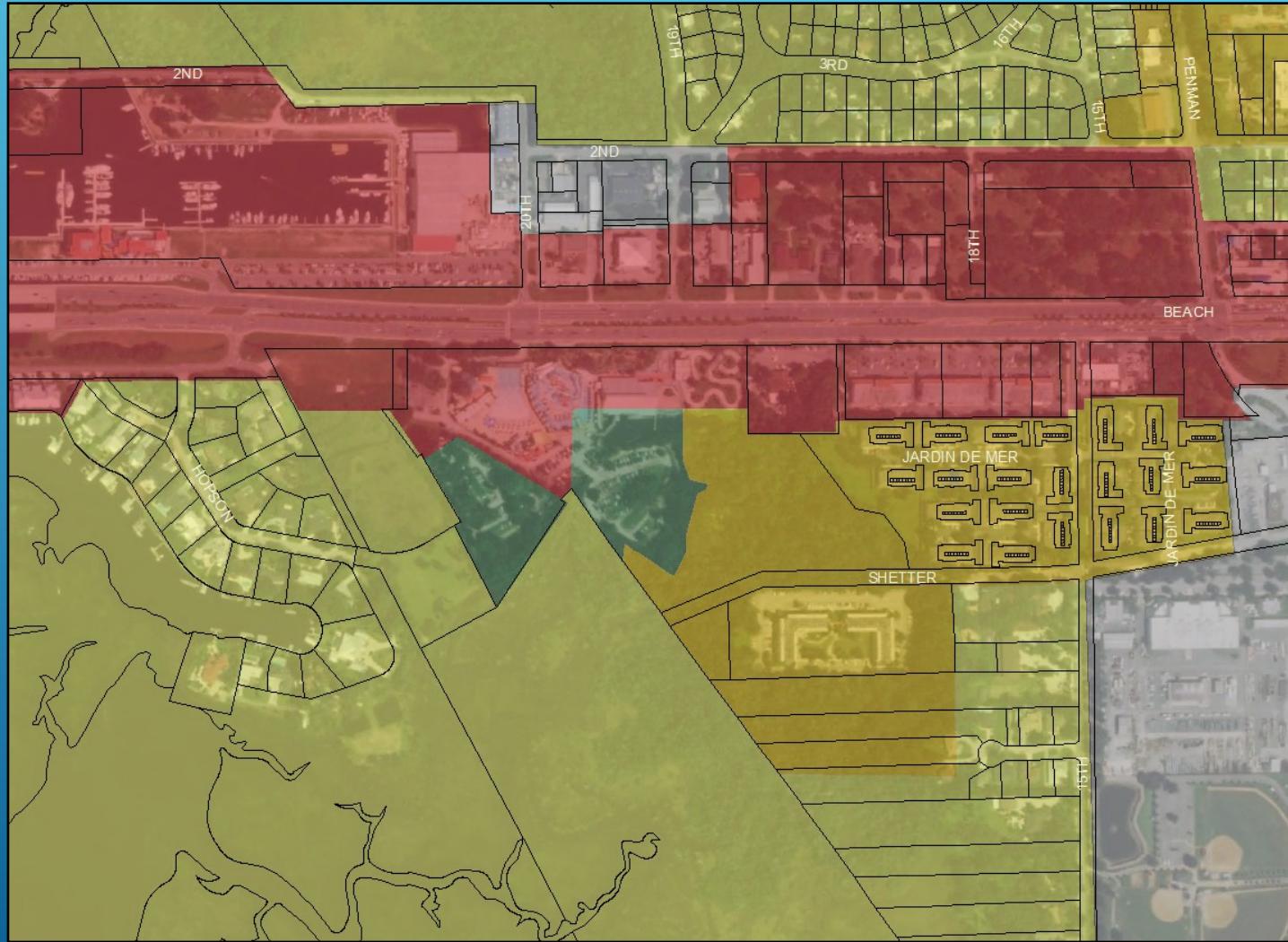
* Map is a graphical representation of the City's adopted Future Land Use Map

FUTURE LAND USE AMENDMENTS

- 1996 – Small Scale Comprehensive Plan Amendment to change 9.2 acres of undeveloped land from Residential-High Density FLU to Conservation (6.7 acres) and Recreation Open Space FLU(2.5 acres) for the creation of a grassed overflow parking area
- 1998 – Small Scale Comprehensive Plan Amendment to change 2.9 acres of undeveloped land from Residential Low-Density FLU to Recreation Open Space FLU for the creation of additional grassed overflow parking area.



ZONING DISTRICT DESIGNATIONS*



Zoning

C-2



PUD



RS-1



RM-



1



* Map is a graphical representation of the City's adopted Zoning Atlas

ZONING DISTRICT AMENDMENTS

- 1997 – Rezoning application for 2.8 acres of undeveloped property from Residential, multiple-family: RM-1 to Planned Unit Development: PUD zoning to allow overflow gravel and grass parking for the waterpark 6 months out of the year, (followed FLUM change) Ord. No. 97-7701
- 1998 – Rezoning application for 2.53 acres of undeveloped property from Residential, single-family: RS-1 to Planned Unit Development: PUD to allow for additional overflow parking Ord. No. 98-7760



AMENDMENTS REQUIRED FOR PROPOSED PROJECT - MULTIPLE FAMILY RESIDENTIAL USE

➤ Future Land Use Map Amendments

- Property designated as commercial and a portion or all of property designated as Recreation Open Space will need to be changed to High Density Residential.
- Property designated as Conservation (wetlands) to remain.
- Portion or all of property south of project area (~30 acres) potentially changed to Conservation or Recreation Open Space from Residential Low Density to comply with Comp Plan Policy RO.1.4.1.

➤ Zoning Atlas Amendments

- Rezone property to Planned Unit Development: PUD to accommodate the proposed multiple-family residential project.
- Pursuant to Florida Statute 163.3184(12) processes can run concurrent

APPLICATION PROCESS FLOW

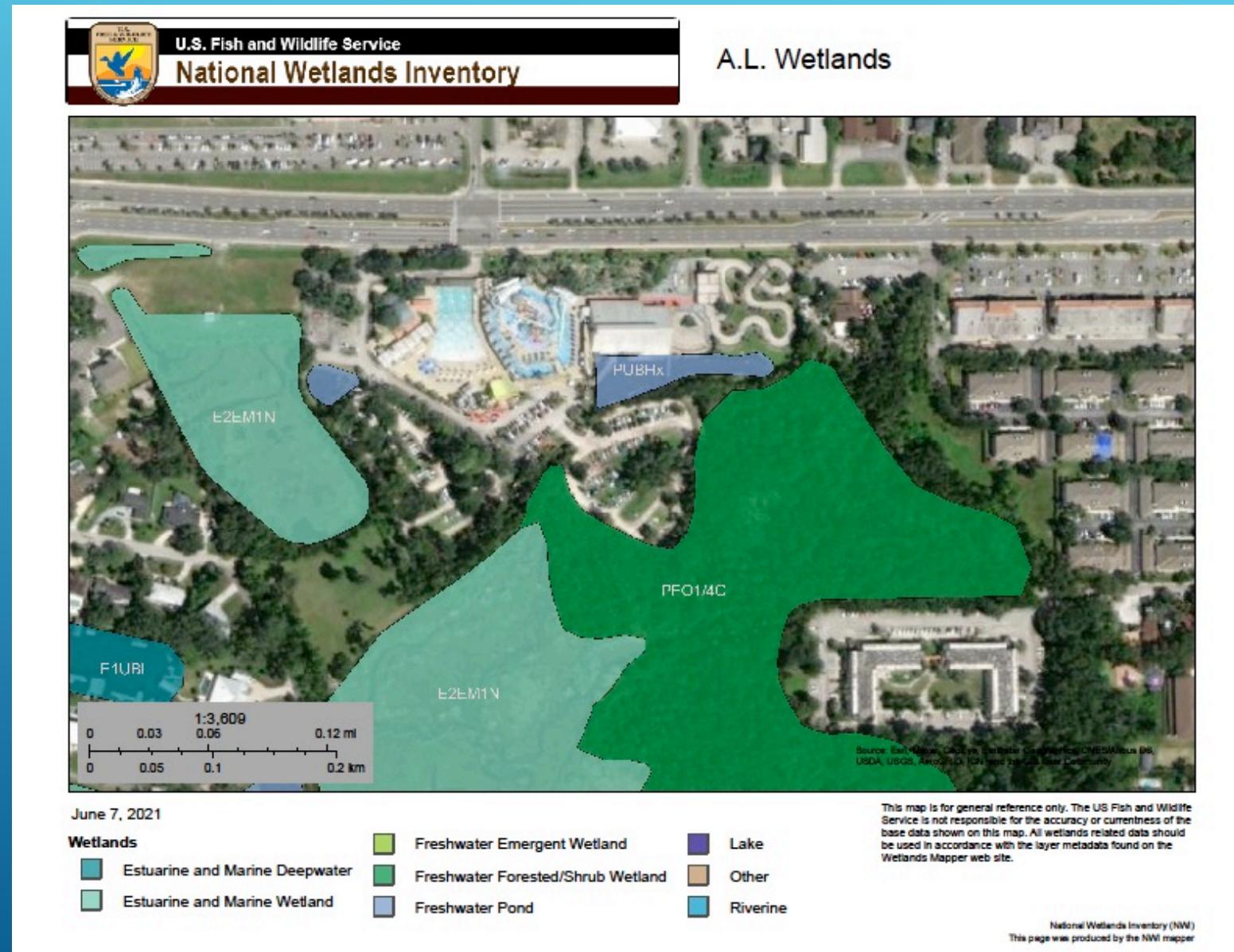
➤ Future Land Use Map Amendments

- (at least 4 - 5 months)
 - Application considered by the Planning Commission (1 hearing) which makes a recommendation to City Council (2 hearings).
 - City Council votes to transmit the requested amendments to the State agencies for review.
 - City Council adopts changes.
 - ❖ *Proposed changes must be consistent with the Goals, Objectives and Policies of the City's 2030 Comprehensive Plan. It is the applicant's burden to present consistency. (Sec. 34-182(b)*

➤ Zoning Atlas Amendments

- (approximately 3 months)
 - Application considered by the Planning Commission (1 hearing) which makes a recommendation to City Council (2 hearings)
 - City Council votes on the proposed zoning atlas amendment
 - ❖ *Proposed changes to the zoning atlas are considered based on the factors listed in Sec. 34-211(c) of the LDC*
 - Pursuant to Florida Statute 163.3184(12) processes can run concurrent

WETLANDS MAP



FLOOD ZONES MAP

