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# City of Atlantic Beach



**2010-2020  
Comprehensive Plan  
Goals, Objectives and Policies**

City of Atlantic Beach, Florida  
EAR-Based Comprehensive Plan Amendment  
Adopted March 22, 2010 by Ordinance Number 31-10-09  
Effective Date: \_\_\_\_\_

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### Future Land Use Map Series

The Future Land Use Map and all Maps included within the 2015 Comprehensive Plan Map Series are included and adopted as part of this Comprehensive Plan amendment. In the event of any conflict between any Maps and the text of the Plan, the text of the Plan shall control.

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## **Background and Summary of the City's Comprehensive Planning Process**

Pursuant to the requirements of Chapter 163, Part II, Florida Statutes (F.S.) and Chapter 9J-5, Florida Administrative Code (F.A.C.), the City of Atlantic Beach adopted its original Comprehensive Plan in December of 1990. Section 163.3191, F.S. requires that the Plan be updated periodically through the preparation and adoption of an Evaluation and Appraisal Report (EAR). The City's previous EAR was adopted in February 2003, and subsequent EAR-based amendments were adopted and found to be in compliance in September of 2004. Amendments as required by Statutory or Rule changes have been made such that the effective plan is current. The City's most recent EAR was submitted to the Florida Department of Community Affairs and determined to be sufficient December 19, 2008.

The 2008 EAR evaluated the 2003–2008 planning period, and summarized the status of the various elements at the time of adoption of the 2004 EAR-based amendment conditions at the time of preparation of the EAR (2003); analyzed the changes since adoption of the Plan; identified the successes or failures in implementing the policies and recommendations in the Plan and the reasons therefore; analyzed the impact of any unforeseen problems or opportunities presented and identified the mandatory Statutory and Administrative Rule changes since the adoption of the Plan. Based upon this analysis, the Evaluation and Appraisal Report included recommendations for revisions to update the adopted Comprehensive Plan.

This update of the Plan reflects all changes recommended within the 2008 EAR. Text that is no longer relevant, as well as objectives and policies requiring only one time action by the City, which have been implemented through the course of the planning horizon, have been deleted. Other policies that require continued implementation or that have been partially implemented, have been appropriately modified to address the revised planning horizon. New goals, objectives and policies have been added to address the issues raised within the EAR and as mandated by changes to Florida Statutes and the Florida Administrative Code. In addition to the policy changes, the associated data and analysis as required for each Element has been revised to support this EAR Based Amendment to the Goals, Objectives and Policies.

## **General Characteristics and Conditions of the City of Atlantic Beach**

The City of Atlantic Beach is a small coastal community lying between two miles of Atlantic Ocean beachfront on the east and the expansive marsh and estuarine environment of the San Pablo Creek / Intracoastal Waterway on the west. The City contains approximately four square miles and is a near fully-developed municipality where the predominant land use is residential consisting of many older, stable and well-established neighborhoods. The City of Atlantic Beach possesses a unique character and “personality” where a high quality of life, diverse recreational activities, preservation of community character and protection of natural resources are day-to-day priorities to residents and elected officials as well.

The City contains two commercial corridors: the north side of Atlantic Boulevard (SR 10) extending from the ocean westerly to the Intracoastal Waterway, and Mayport Road (SR A1A), extending from Atlantic Boulevard northerly to the municipal limits of the City at Dutton Island Road. Both corridors continue to experience a solid level of market-driven redevelopment. The appropriate redevelopment and aesthetic enhancements to the Mayport Road corridor continue to be strategic planning priorities to the City.

Since adoption of the original 1990 Plan, the City has annexed and acquired extensive marsh areas extending westerly to the Intracoastal Waterway. The future land use of these areas is designated as Conservation, and invaluable recreational resources have been established therein. Tideviews Preserve, which opened to the public in 1996, consists of eight acres of passive park and offers scenic views of the Intracoastal Waterway, 2500 feet of trail and boardwalk, a scenic overlook, canoe launch and fishing area. Dutton Island Preserve, which opened in 2003, is a 40-acre passive park containing 9,000 feet of nature trails, fishing and viewing piers, a canoe and kayak launch, pavilions and picnic areas and primitive camping areas. Preservation and protection of these natural coastal resources, particularly the City's dense native tree canopy, are strongly held community values.

The 2009 acquisition of the 350-acre Buckman Pritchard Trust marsh tract, renamed the River Branch Preserve, significantly increased the City's inventory of Environmentally Sensitive Lands, and development and implementation of a resource management plan is forthcoming.

The primary objective of this Plan amendment is to restate or update existing goals, objectives and policies, and provide new ones, as appropriate, and as needed to reflect changes in Growth Management law.