

A coastal landscape featuring a sandy beach, ocean waves, and tall grasses in the foreground. The text is overlaid on the image.

Comprehensive Plan 2040 Proposed Amendments

What is a Comprehensive Plan?

- Required by State
- Purpose:
 - Guide future actions & decision making
 - Present long range goals, objectives & policies

City of Atlantic Beach 2040 Comprehensive Plan

Goal D.4

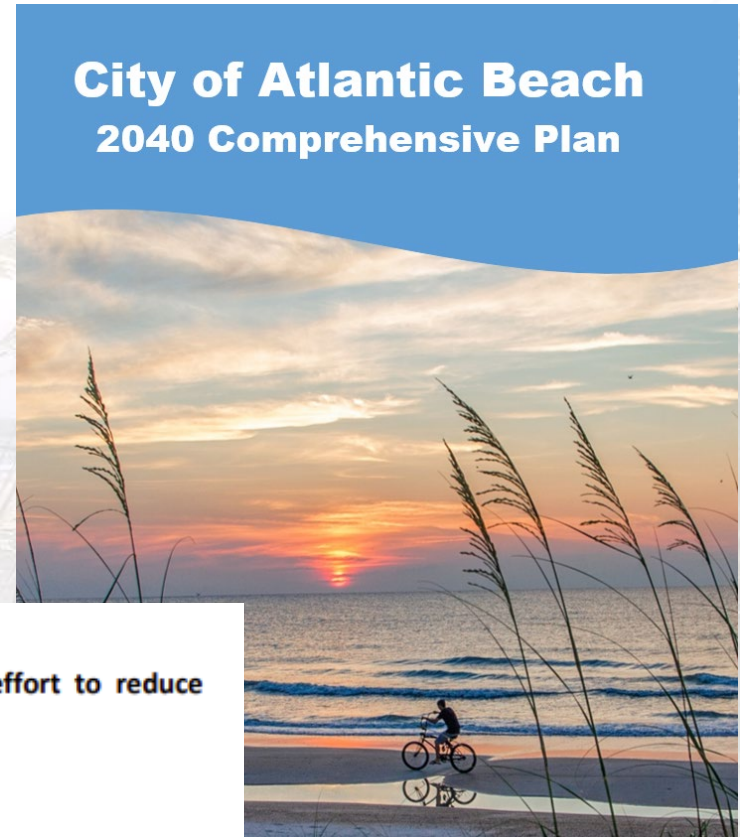
The City shall promote and encourage energy conservation and efficiency in an effort to reduce greenhouse gas emissions and protect the environment.

Objective D.4.1

Energy Efficiency and Energy Conservation

The City shall encourage the development and use of renewable energy resources in order to conserve and protect the value of land, buildings, and resources, and to promote the good health of the City's residents.

Policy D.4.1.1 The City shall maintain an energy efficient land use pattern and shall continue to promote the use of transit and alternative methods of transportation that decrease reliance on the automobile.



What is a Comprehensive Plan?

Contains several elements:

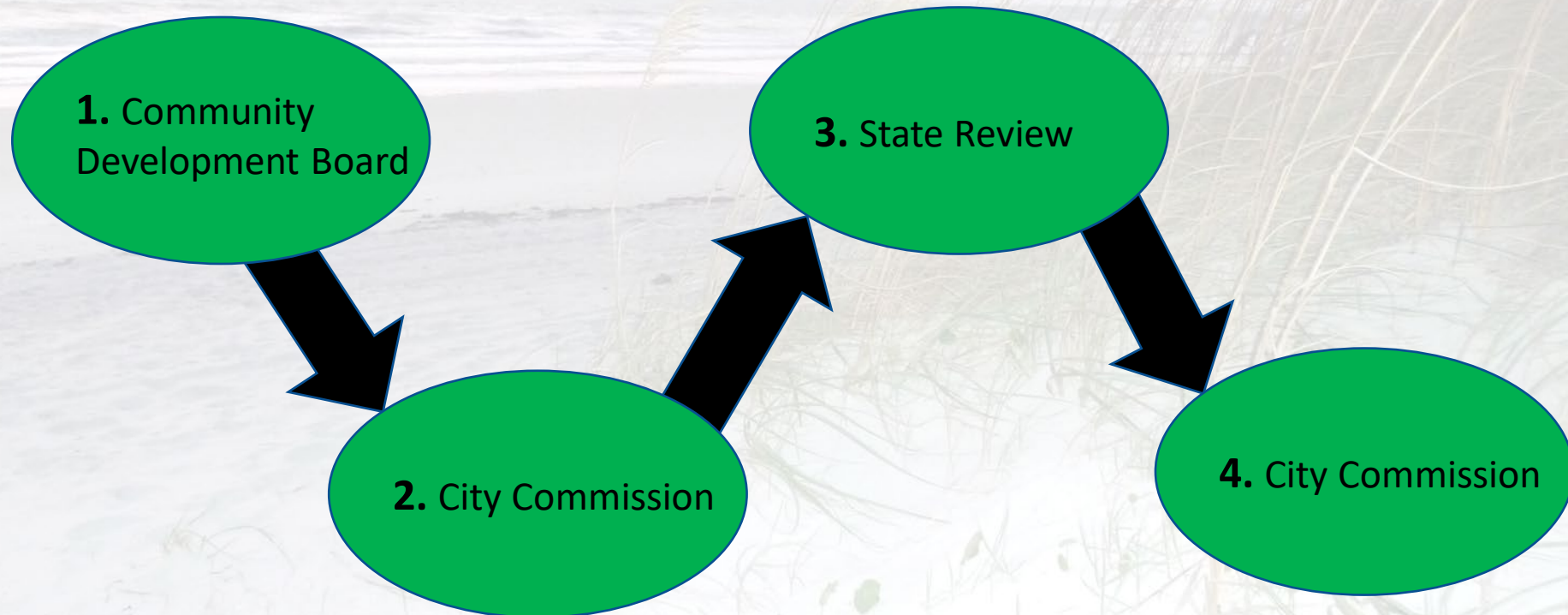
- *Future Land Use*
- *Transportation*
- *Infrastructure*
- *Conservation and Coastal Management*
- *Recreation and Open Space*
- *Housing*
- *Intergovernmental Coordination*
- *Capital Improvements*
- *Public School Facilities*
- *Property Rights (NEW)*



Reason for an Update

- State now requires a “Property Rights Element” be added
- Review of the plan led to additional proposed changes

Process



Property Rights Element

State Statute: “...to ensure that private property rights are considered in local decisionmaking.”

“The following rights shall be considered in local decisionmaking:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner’s possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.”

Proposed Property Rights Element

Goal J.1.

The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

This language varies (slightly) from city to city

Local Decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy J.1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy J.1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements. *Basically verbatim language used by other cities*
2. The right of a property owner to improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

Proposed Property Rights Element

- Matches the City of Jacksonville's language which has been approved by the state

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3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

THANK YOU!

QUESTIONS?

- Information (redline, powerpoints, etc.) on website under city project page **COAB.US/Projects**
- Reach out to staff with questions/feedback
(bbroedell@coab.us)
- Additional public meetings will be scheduled and dates posted on:
 - *City calendar on website (coab.us)*
 - *City Facebook page*
 - *City newsletter*