



100 Festival Park Avenue
Jacksonville, FL 32202
☎ (904) 279-0880
📠 (904) 279-0881
🌐 www.nefrc.org
✉ info@nefrc.org

Serving the communities of Baker, Clay, Duval, Flagler, Nassau, Putnam and St. Johns Counties

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MEMORANDUM

DATE: JUNE 4, 2018,
TO: NORTHEAST FLORIDA REGIONAL COUNCIL
THRU: BRIAN TEEPLE, CHIEF EXECUTIVE OFFICER 
FROM: SAYRE BRENNAN, SENIOR REGIONAL PLANNER 
RE: BAKER COUNTY TRANSMITTED AMENDMENT 18-1ESR

Attached is Review Form 01 for Baker County Transmitted Amendment 18-1ESR. It proposes to amend the Future Land Use Map of the Comprehensive Plan and proposes comprehensive plan text amendments. The proposed map amendment changes the following FLUM classifications, but fails to identify the acreage to be changed:

- ___ acres from Agriculture A to Residential D
- ___ acres from Agriculture B to Commercial General
- ___ acres from Residential F to Conservation
- ___ acres from Agriculture B to Conservation
- ___ acres from Residential F to Mixed Use
- ___ acres from Agriculture B to Mixed Use

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve staff's review report of Baker County Transmitted Amendment 18-1ESR with condition that the County provide more information prior to adoption.

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No. **Baker County Transmitted Amendment 18-1ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **June 8, 2018**
Local Government Item No: **Ordinance 2018-01**

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 amendment proposes to amend the Future Land Use Map (FLUM) of the Comprehensive Plan and also proposes comprehensive plan text amendments specific to the Sanderson Community Plan.

The proposed map amendment changes the following FLUM classifications, but fails to identify the acreage to be changed:

- _____ acres from Agriculture A to Residential D
- _____ acres from Agriculture B to Commercial General
- _____ acres from Residential F to Conservation
- _____ acres from Agriculture B to Conservation
- _____ acres from Residential F to Mixed Use
- _____ acres from Agriculture B to Mixed Use

-Agriculture A allows for new residential uses at a maximum density of one dwelling unit per ten (10) acres.

-Agriculture B allows for development at a maximum density of one (1) dwelling unit per 7.5 acres.

-Residential allows for the following:

-Very Low Density Range of density from a maximum density of one (1) dwelling unit per acre to a minimum of one (1) unit per 7.5 acres.

-Medium Density Range of density from a maximum of 4 dwelling units per acre to a minimum of 1 unit per acre.

-High Density Range of density from a maximum of 10 dwelling units per acre to a minimum of 4 dwelling units per acre.

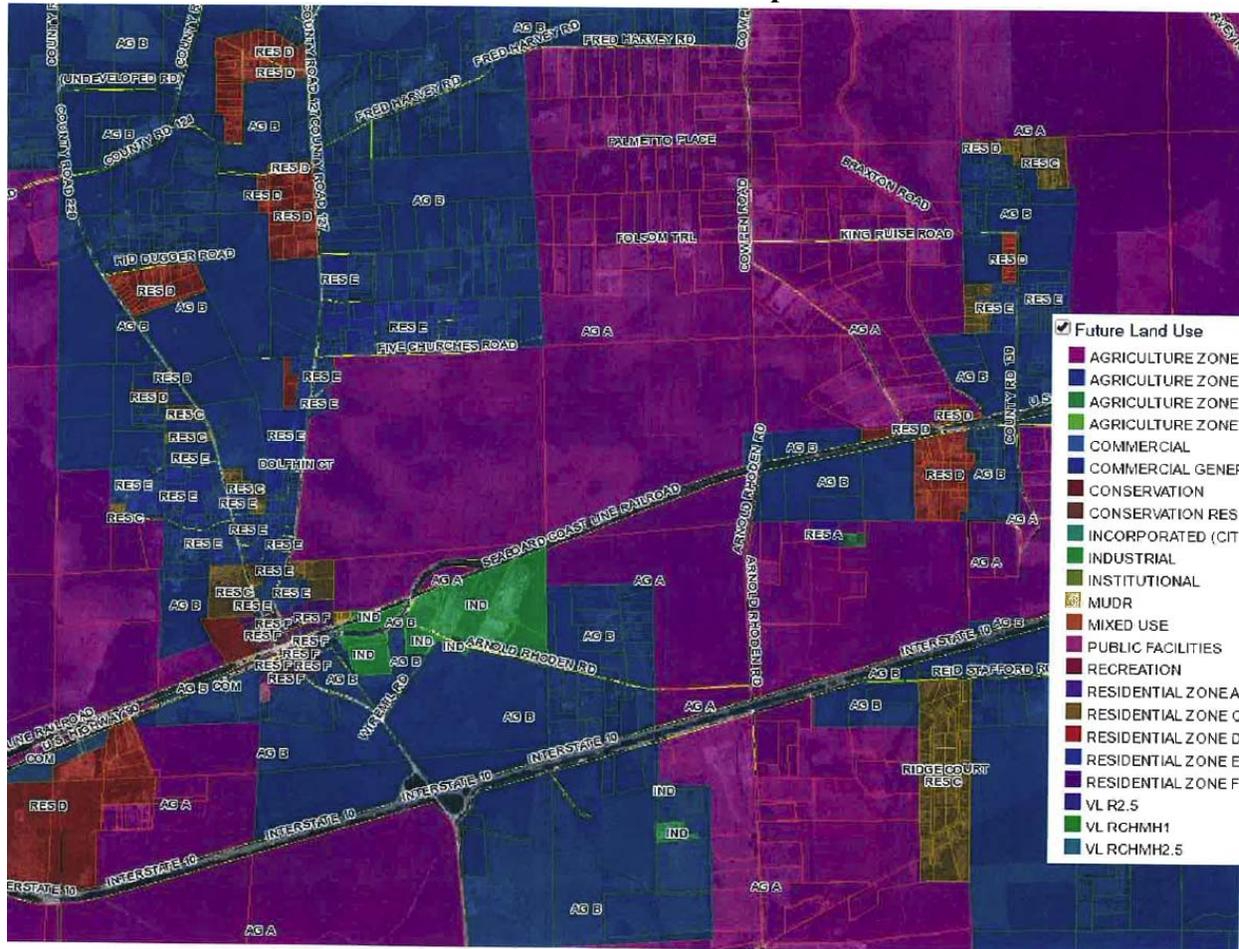
*Note that the FLUM and application provides for five (5) separate Residential categories (A, C, D, E, & F) that are not contained within the text of the Comprehensive plan.

-Conservation prohibits residential or commercial development.

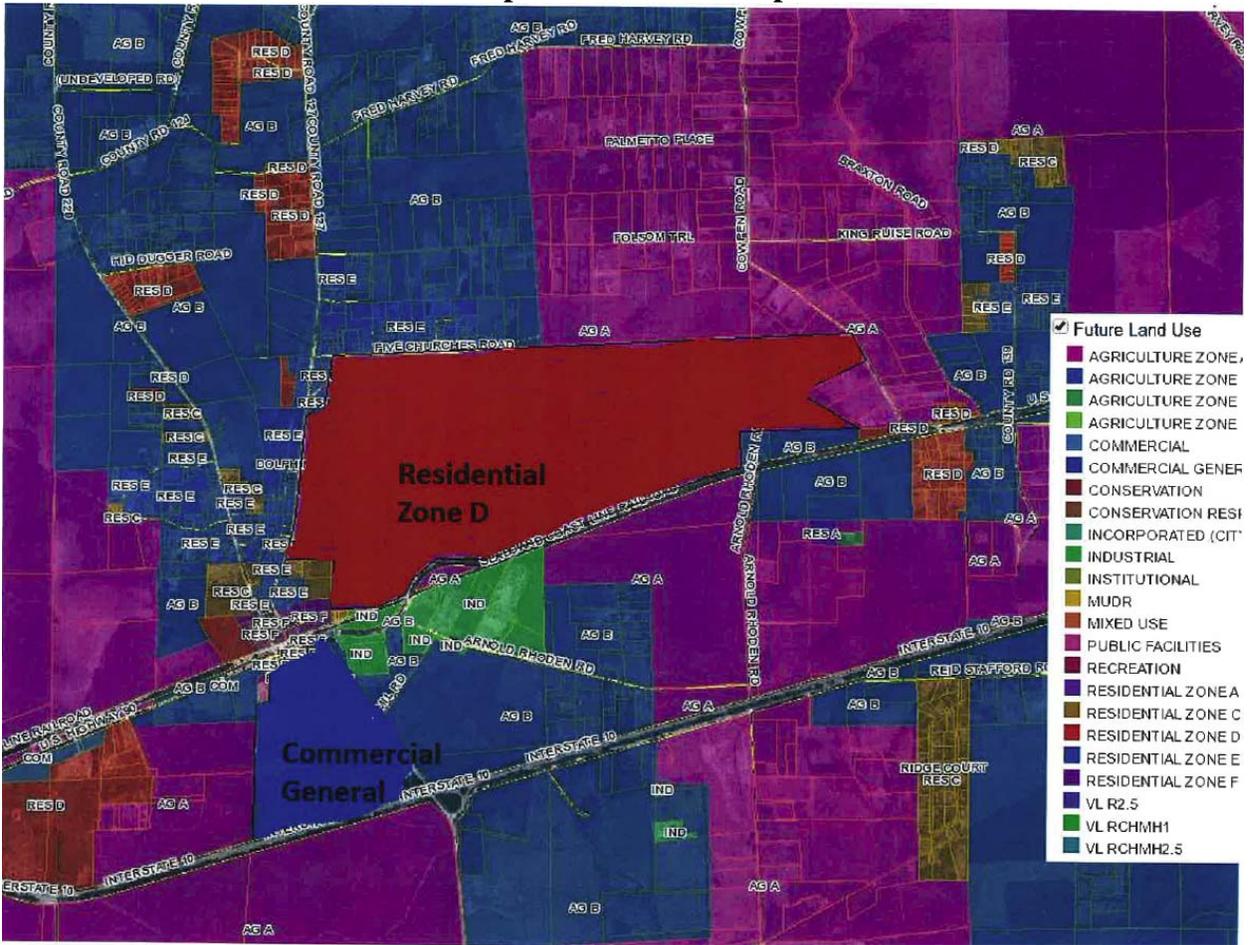
-Mixed use allows for a variety of at least three different land uses (to qualify as “mixed use”) at the following minimum proportions of land area: Twenty (20%) percent residential, twenty (20%) percent nonresidential and ten (10%) percent open space.

-Commercial allows for a maximum intensity of up to a Floor-to-Area Ratio of 0.45.

Current Land Use Map



Proposed Land Use Map



- The proposed amendment also includes text amendments that:
- (1) Promotes clustering of development with the Olustee Interstate Development Nodes and addresses infrastructure efficiency,
 - (2) Identifies new roads associated with Sanderson Town Center,
 - (3) Discusses funding for a centralized water plan and wastewater treatment plan,
 - (4) Discusses local government land acquisition objectives to support new development,
 - (5) Promotes the development of an agricultural area south of Sanderson Town Center by changing the future land use to commercial and extending existing county roads, and
 - (6) Provides support for an improvement district to improve infrastructure (i.e., roads, water, sanitary sewer, storm water).

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

TRANSPORTATION:

The proposed amendment does not provide sufficient data to determine impacts. The following regional roadway segments may be adversely impacted:

CR-127
CR-229
US-90
I-10

The applicant is aware that there would be impacts to existing public infrastructure and the need for new public infrastructure. Part of the County's submission notes that funding for these infrastructure improvements may come from a mixture of partnerships, grants, and taxes from potential incorporation of the Sanderson area.

2. EXTRAJURISDICTIONAL 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 X No

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve staff's review report of Baker County Transmitted Amendment 18-1ESR, with condition that the County provide more information prior to adoption.