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MEMORANDUM

DATE: OCTOBER 2, 2018

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

RE: CITY OF JACKSONVILLE ADOPTED AMENDMENT 18-1ESR

Attached is Review Form 01 for a large scale map amendment seeking to amend the City of Jacksonville Comprehensive plan with a 53.84 +/- acre proposed amendment to the Future Land Use Map from Public Building and Facilities (PBF) to Low Density Residential (LDR) for the purpose of constructing 216 multi-family clustered residential units through the use of a Planned Unit Development (PUD).

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Jacksonville Transmitted Amendment 18-1ESR to be consistent with the Northeast Florida Strategic Regional Policy Plan.

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

Regional Planning Council: **Northeast Florida Regional Council**
Regional Planning Council Item No. **City of Jacksonville Adopted Amendment 18-1ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **October 5, 2018**
Local Government Item No: **Ordinance 2018-437-E**

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

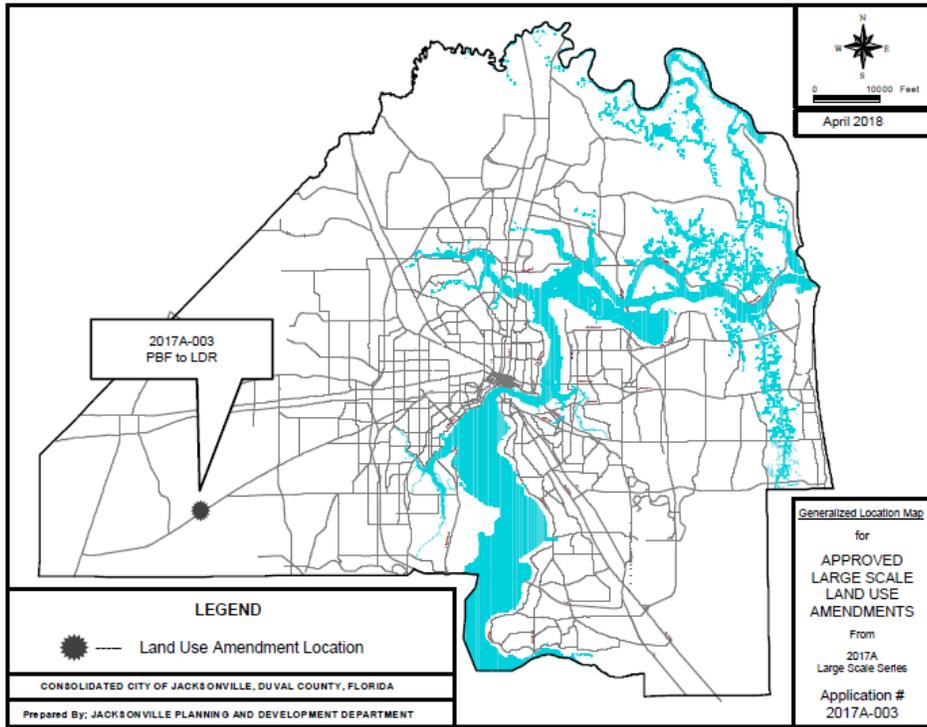
This Large Scale Land Use Amendment seeks to amend the Future Land Use Map of a 53.84+/- acre parcel from Public Building and Facilities (PBF) to Low Density Residential (LDR). The subject property, along with property to the north and northwest, was originally owned by the U.S. Navy and identified with the PBF land use designation in order to allow for lawful government activities. Currently, the U.S. Navy owns a large vacant tract of land north/northeast of the subject property. The existing townhome development just northeast of the site was originally constructed for use by the U.S. Navy in 1977; in 2011, this townhome community changed owners from the U.S. Navy to private ownership. In order to transfer the ownership from the U.S. Navy, a land use amendment from PBF to LDR was approved for this site with Ordinance 2011-625-E. The current land use application site is under private ownership and is seeking a land use change in order to accommodate the development of multi-family units.

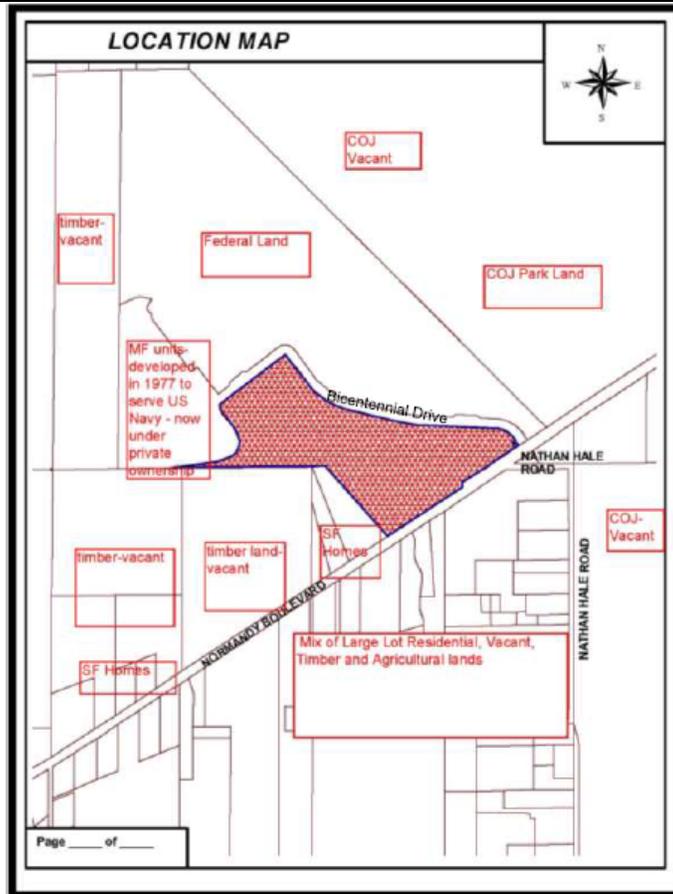
The applicant plans to develop 216 multi-family residential units on the site. Through the use of a proposed PUD, the units will be clustered on the property so as to preserve the 17.4 acres of wetlands within the property in order to allow for the maximum density of the 53.84 acre site. The site is located on the north side of Normandy Boulevard/SR 228 at Bicentennial Drive.

The current FLU of PBF allows for a 0.30 Floor to Area Ratio, which translates to 703,581 sq. ft. (16.2 acres) of PBF non-residential use. The proposed FLU of LDR would allow for 5 Dwelling Units / Acre, which would allow for a maximum development potential of 269 units with a potential population of 632 people.

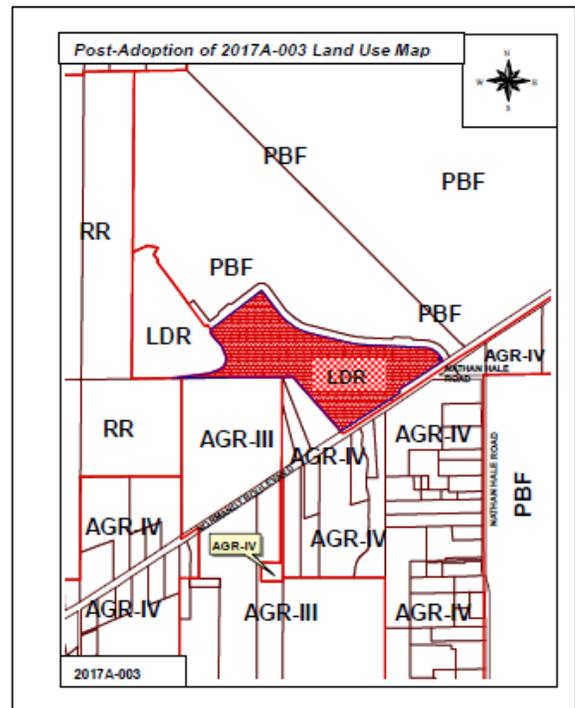
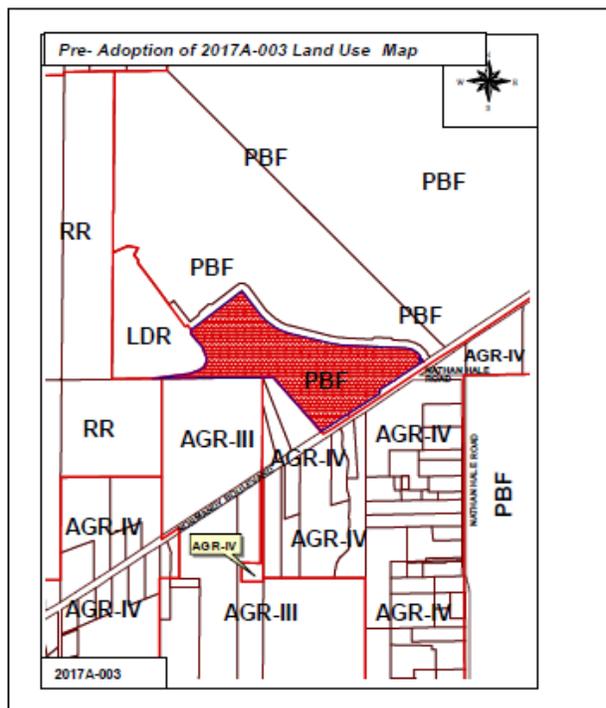
No changes to the amendment have been made since transmittal.

LOCATION MAPS





FUTURE LAND USE MAP: PBF to LDR



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

Transportation

When compared to the existing development potential of Public Building and Facilities (PBF), the proposed amendment results in a decrease of 13,335 new net daily external trips.

Schools

Potential school increase of 90 new students. This impact can be absorbed by Duval County Public Schools.

Water/Sewer

Potential water increase of 22,180 gallons per day. The project is required to connect to the JEA water main providing centralized water to the development.

Potential sewer increase of 16,635 gallons per day. The development will be connected to centralized sewer.

Natural Resources

According to the application's preliminary site plan, the applicant is proposing to stay out of the wetlands, designate them as open space, and cluster density rights outside of the wetlands.

Conclusion

No adverse effects to regional resources or facilities were identified.

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 NA No

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Jacksonville Adopted Amendment 18-1ESR to be consistent with the Northeast Florida Strategic Regional Policy Plan.