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MEMORANDUM

DATE: OCTOBER 3, 2018

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

FROM: BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

RE: CITY OF JACKSONVILLE TRANSMITTED AMENDMENT 18-4ESR

Attached is Review Form 01 for a large scale map amendment seeking to amend the City of Jacksonville Comprehensive Plan.

The proposed amendment seeks to change 120.86 acres of the Future Land Use Map from Light Industrial (LI) to Community/General Commercial (CGC).

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors approve the staff review report for the City of Jacksonville Transmitted Amendment 18-4ESR.

**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 Transmitted Amendment 18-4ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **October 5, 2018**
Local Government Item No.: **Ordinance 2018-436-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.

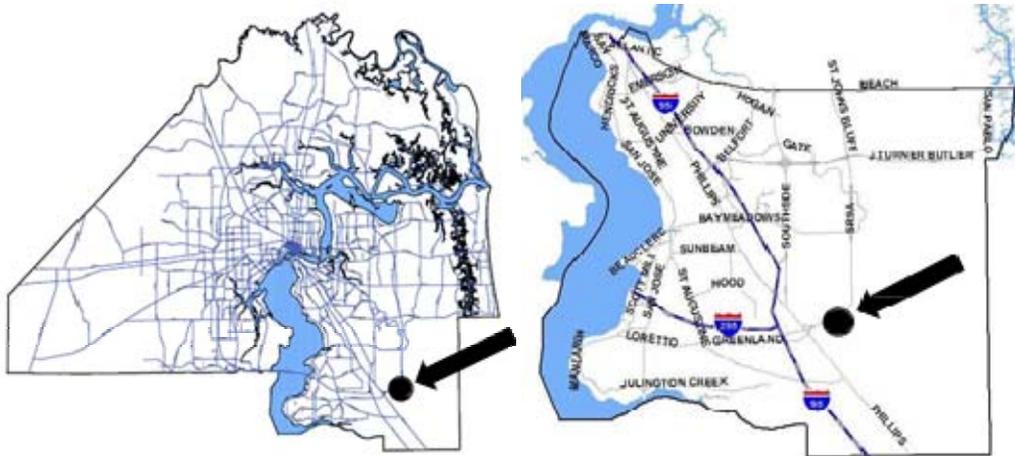
DESCRIPTION OF AMENDMENT

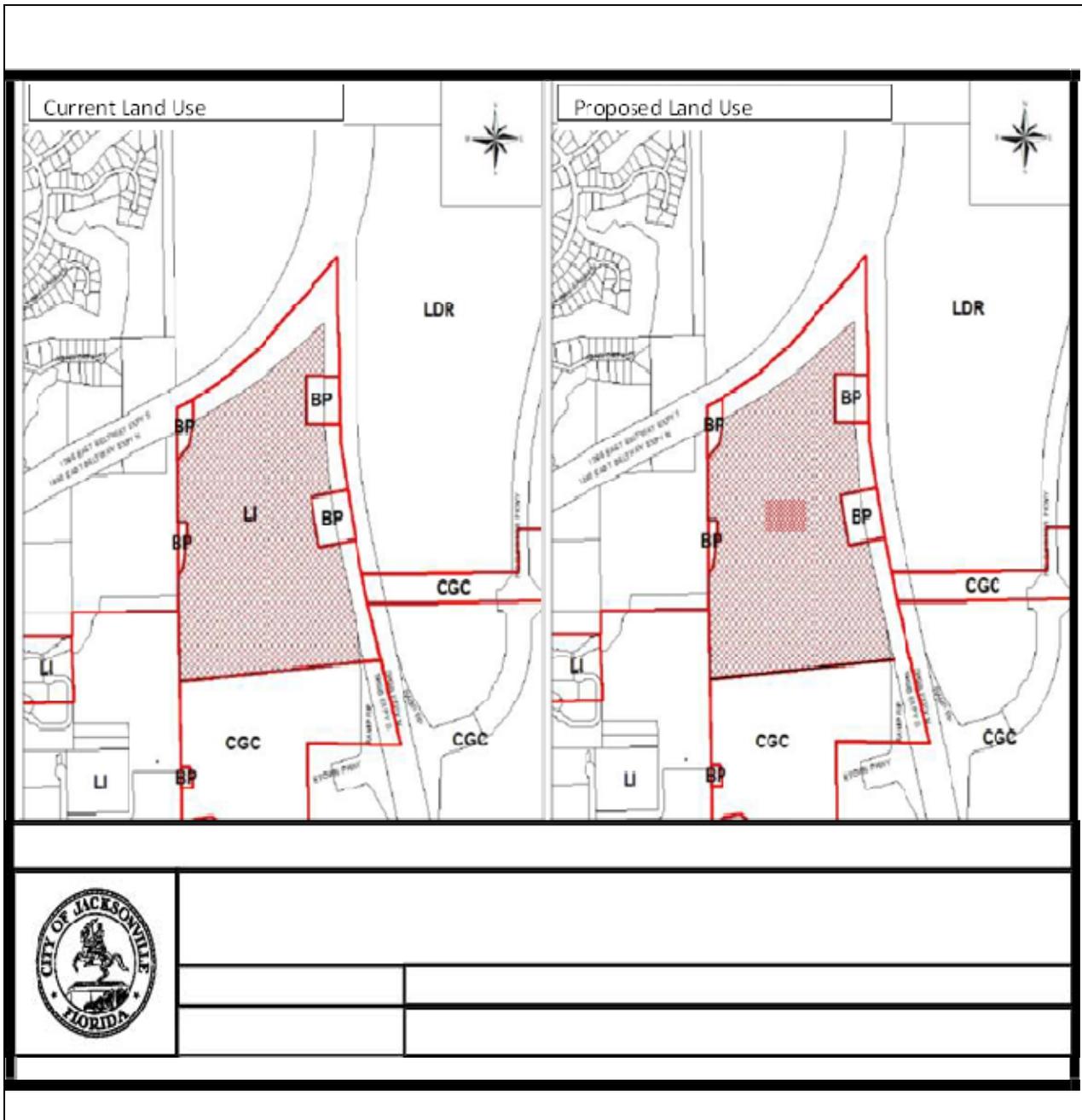
This large scale Land Use Amendment seeks to change 120.86 acres of the Future Land Use Map from Light Industrial (LI) to Community/General Commercial (CGC).

Maximum potential buildout under LI is 2,105,865 square feet while under CGC it is 1,842,632 square feet, a reduction of 263,233 square feet.

The subject parcel is located in the southwest quadrant of the interchange of the I-295 East Beltway and State Road (SR) 9B.

The subject site is bounded to the north by I-295 and to the south by an undeveloped parcel currently designated as CGC; access to the subject site will be via E-town Parkway, through the parcel to the south. The property's eastern boundary is dominated by SR 9B; however, two parcels jut into both the eastern and western property boundaries (4 parcels total); all four (4) of these parcels are designated as Business Park (BP). In addition to the parcels designated as BP along the western boundary, the subject site abuts property designated as Low Density Residential (LDR) and LI to the west as well.





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

Transportation

While the proposed amendment reduces the intensity of use, CGC has a higher trip generation rate resulting in an increase of 31,231 daily vehicle trips. However Mobility Zone 1 and the closest regional roadway segment (SR 9B between I-295 East Beltway and Philips Highway) are expected to operate at an acceptable level of service.

Archaeological

The subject parcel is located within an area of low and high sensitivity for the presence of archaeological resources. This City may require a professional archaeological reconnaissance survey at the time of site plan review.

Wildlife

The gopher tortoise, a State listed Threatened species and Federal Candidate species, was the only listed species observed on-site. To date, gopher tortoise surveys have been completed on the property, and conservation permits have been obtained to relocate the tortoises offsite.

Wetlands

Approximately 55 acres of wetlands are located on the 120.86 acre subject site. Wetlands found on site are classified as Category III and within the Category III wetlands, all uses are permitted; however, silvicultural and agricultural uses may have limited or restricted development potential.

Recommendation

There are no adverse effects to significant regional resources or facilities identified in the Strategic Regional Policy Plan.

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 the City of Jacksonville Transmitted Amendment 18-4ESR.