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## **MEMORANDUM**

**DATE:** OCTOBER 1, 2018

**TO:** NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

**FROM:** BRIAN TEEPLE, CHIEF EXECUTIVE OFFICER 

**RE:** NASSAU COUNTY TRANSMITTED AMENDMENT 18-3ESR

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Attached is Review Form 01 for Nassau County's Transmitted Amendment 18-3ESR. The application proposes to amend the Future Land Use Map of the Comprehensive Plan for one parcel of 56.17 acres from Mixed Use to Agriculture.

### **Recommendation**

**Staff respectfully recommends the Northeast Florida Regional Council Board of Directors approve the staff report for Nassau County's Transmitted Amendment 18-3ESR.**

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

Regional Planning Council: **Northeast Florida Regional Council**  
Regional Planning Council Item No. **Nassau County Transmitted Amendment 18-3ESR**  
Date to be Mailed to Local Government and State Land Planning Agency: **October 5, 2018**  
Local Government Item No: **Application No. CPA18-004**

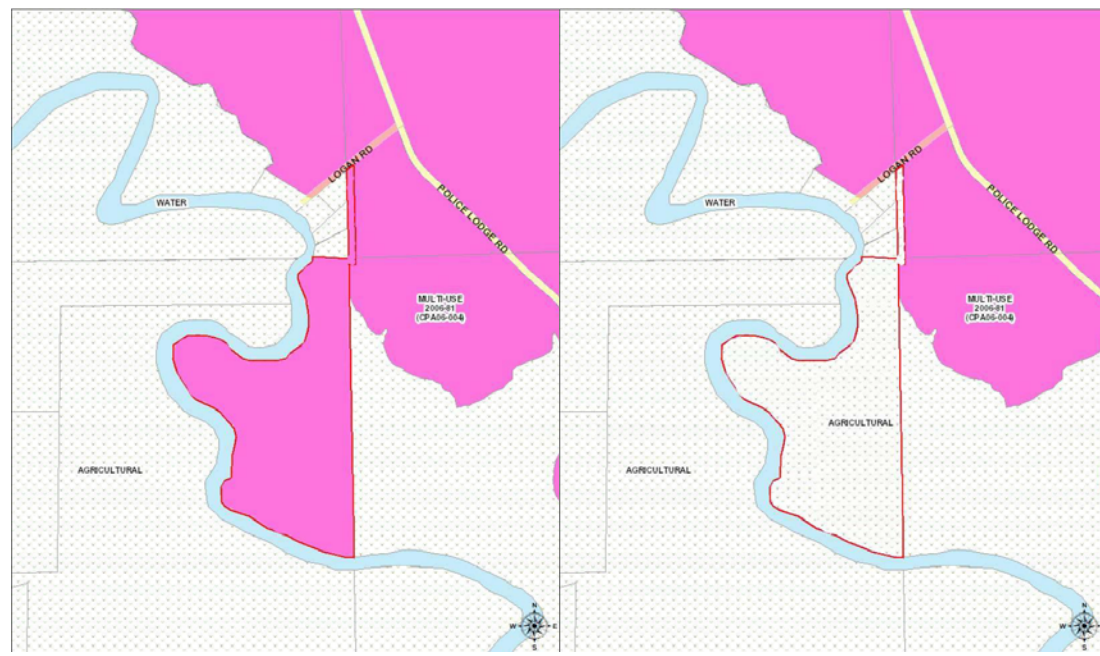
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent 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 application proposes to amend the Future Land Use Map of the Comprehensive Plan for one parcel of 56.17 acres from Mixed Use to Agriculture. The subject property is currently part of the Three Rivers DRI and shown on Map H to be scheduled for Open Space. The DRI Development Order will be amended to remove this parcel from the DRI. The site contains one single family dwelling unit and approximately 38 acres of wetlands. Residential density allowed in the Agriculture land use is 1 unit/acre. This site has the potential to yield 26 residential dwelling units.

Existing Future Land Use Map

Proposed Future Land Use Map





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

Nassau County staff analysis indicates this land use change could result in 26 additional peak hour trips and generate 14 additional school aged children. These levels of impacts will not cause significant impacts to regional resources and facilities.

**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 the Northeast Florida Regional Council Board of Directors approve the staff report for Nassau County's Transmitted Amendment 18-3ESR.**