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MEMORANDUM

DATE: JULY 5, 2017

TO: NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

FROM: BRIAN D. TEEPLE, AICP, CEO 

RE: CITY OF JACKSONVILLE ADOPTED AMENDMENT 17-2ESR

Attached is Review Form 01 for a map amendment seeking to amend the City of Jacksonville Comprehensive Plan with an 11.38 acre proposed amendment to the Future Land Use Map from Community/General Commercial and Multi-Use to Medium Density Residential (MDR) for the purpose of constructing a single family subdivision.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee find the City of Jacksonville Adopted Amendment 17-2ESR consistent with the Strategic Regional Policy Plan.

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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. **City of Jacksonville Transmitted Amendment 17-2ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **July 7, 2017**
Local Government Item No: **Ordinance 2017-310-E**

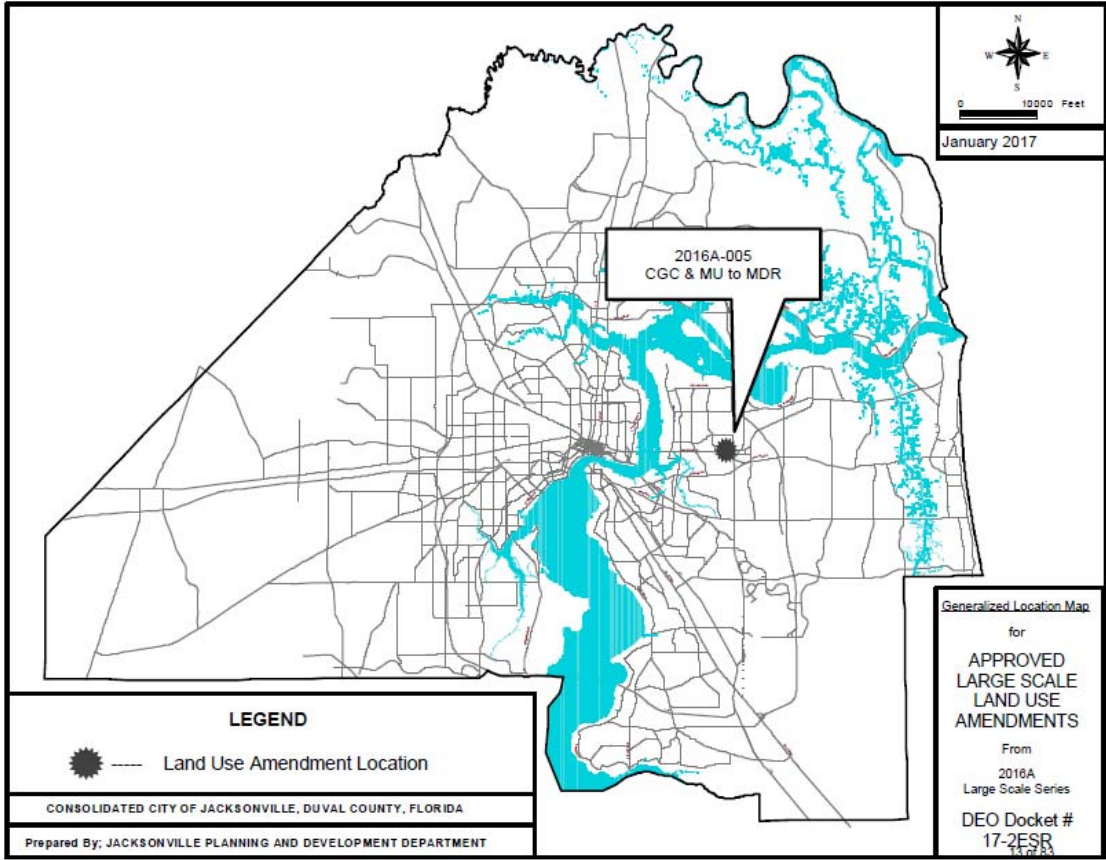
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent 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.

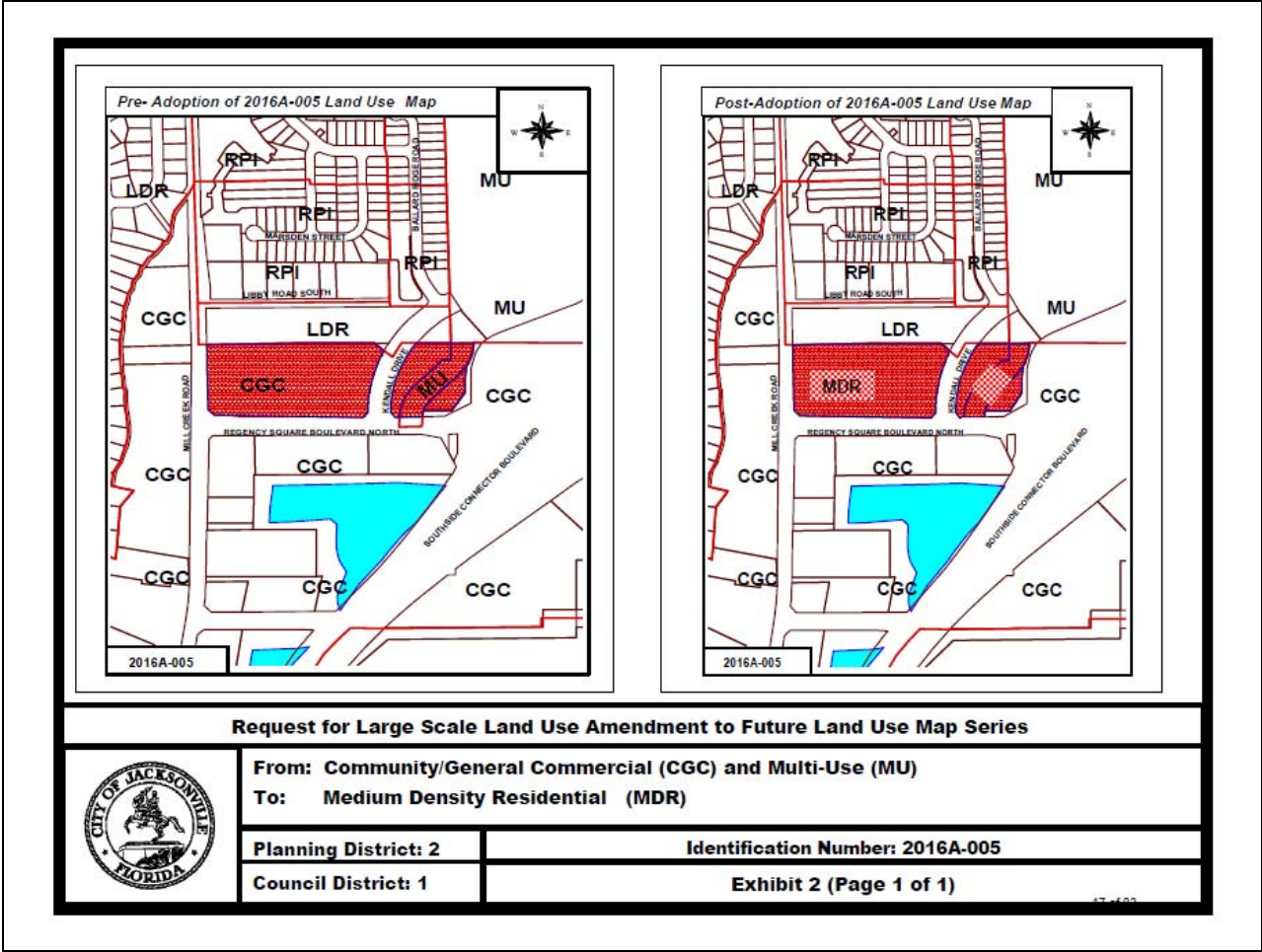
DESCRIPTION OF AMENDMENT

The 11.38 acre proposed Comprehensive Plan Amendment changes the Future Land Use Map from Community/General Commercial and Multi-Use to Medium Density Residential (MDR) for the purpose of constructing a single family subdivision. While MDR provides for a maximum development potential of 170 multi-family dwelling units; however, according to the applicant, this site will consist of 75 single family dwelling units. The site is located on the northwest corner of Southside Boulevard and Regency Square Boulevard North and is bifurcated by Kendall Drive.

At the maximum development potential, the proposed land use change represents an increase of 170 dwelling units and a decrease of 152,612 square feet of non-residential uses.

City of Jacksonville staff review of this proposed amendment noted that there would be no net new daily external trips and receiving schools have adequate capacity.





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

No regional adverse effects have been 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?

Not Applicable

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee find the City of Jacksonville Transmitted Amendment 17-2ESR consistent with the Strategic Regional Policy Plan.