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


Bringing Communities Together

MEMORANDUM

DATE: APRIL 4, 2019

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER 

FROM: VANESSA CHRISTIANSEN, SENIOR REGIONAL PLANNER 

RE: BAKER COUNTY ADOPTED AMENDMENT 19-01ESR

Attached is Review Form 01 for a proposed large scale map amendment seeking to amend the Baker County Comprehensive Plan.

This large scale amendment seeks to change text in the Land Development Regulations section of the County's Comprehensive Plan.

Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board Of Directors find the Baker County Adopted Amendment 19-01ESR consistent with the 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.: **Baker County Adopted Amendment 19-01ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **April 5, 2019**
Local Government Item No.: **Ordinance No. 2019-03**

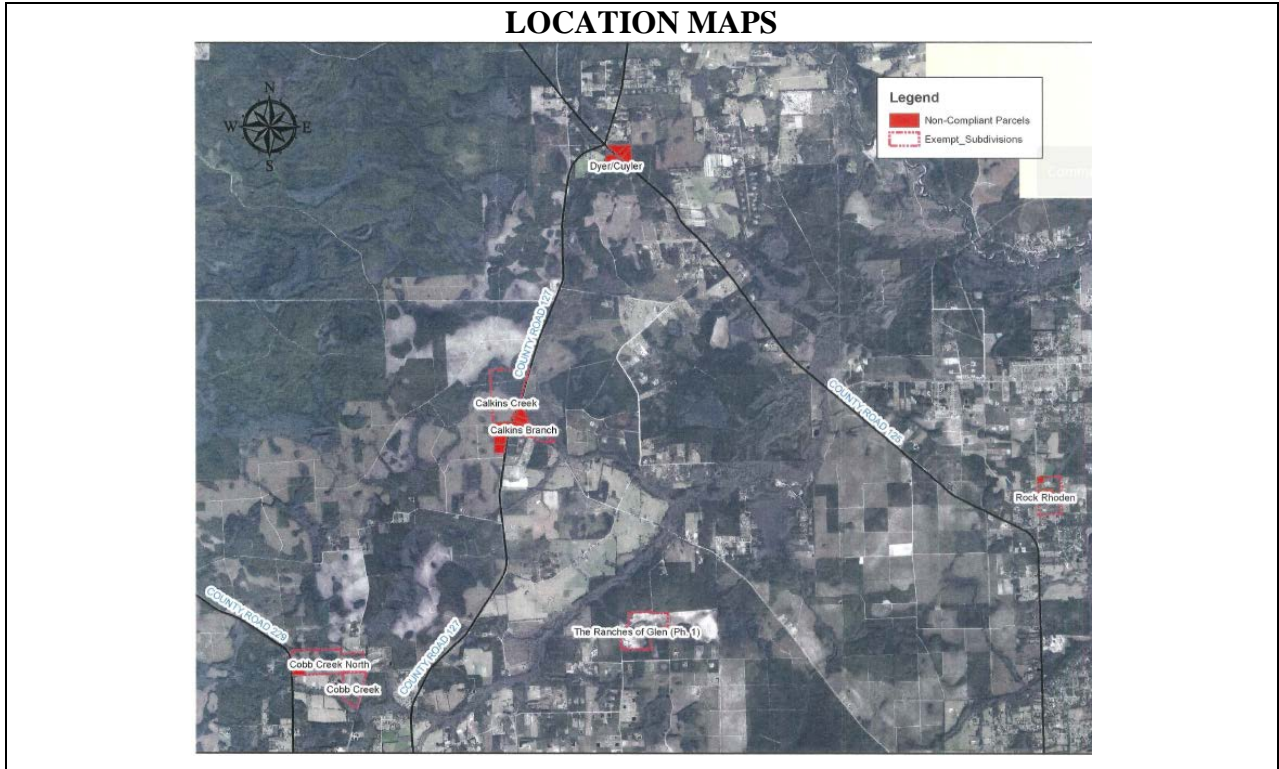
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent 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 amendment seeks to change text in the Land Development Regulations section of the County's Comprehensive Plan.

The proposed amendment adds text to the Future Land Use Element to allow vesting of development rights on several lots that were provided exceptions (allowing development under subdivision regulations) despite the fact the lots are below the minimum size required by the future land use category. The County has discontinued the practice that created the issue and the proposed amendment reinforces the County's effort to terminate this practice. The text change will clarify that, in these limited instances, property owners will have the right to develop their land as a special exception allowed through vested rights.

LOCATION MAPS



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

No adverse effects to significant regional resources and facilities in the Strategic Regional Policy Plan were identified.

2. EXTRA-JURISDICTIONAL 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the Baker County Adopted Amendment 19-01ESR consistent with the Strategic Regional Policy Plan.