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## **MEMORANDUM**

**DATE:** OCTOBER 30, 2018

**TO:** NORTHEAST FLORIDA REGIONAL COUNCIL EXECUTIVE COMMITTEE

**THRU:** BRIAN D. TEEPLE, CHIEF EXECUTIVE OFFICER 

**FROM:** VANESSA CHRISTIANSEN, SENIOR REGIONAL PLANNER 

**RE:** CITY OF JACKSONVILLE TRANSMITTED AMENDMENT 18-6ESR

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Attached is Review Form 01 for a proposed large scale map amendment seeking to amend the City of Jacksonville Comprehensive Plan Future Land Use Map series.

The proposed amendment seeks to change 317.54 +/- acres of the Future Land Use Map from Light Industrial (LI) to Low Density Residential (LDR). The subject parcel is located in the northwest quadrant of the City of Jacksonville. The lot is located north of I-295 and west of Lem Turner Road (SR 115).

### **Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee approve the staff review report of the City of Jacksonville Transmitted Amendment 18-6ESR.**

**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 18-6ESR**  
Date to be Mailed to Local Government and State Land Planning Agency: **November 2, 2018**  
Local Government Item No.: **Ordinance 2018-560-E**

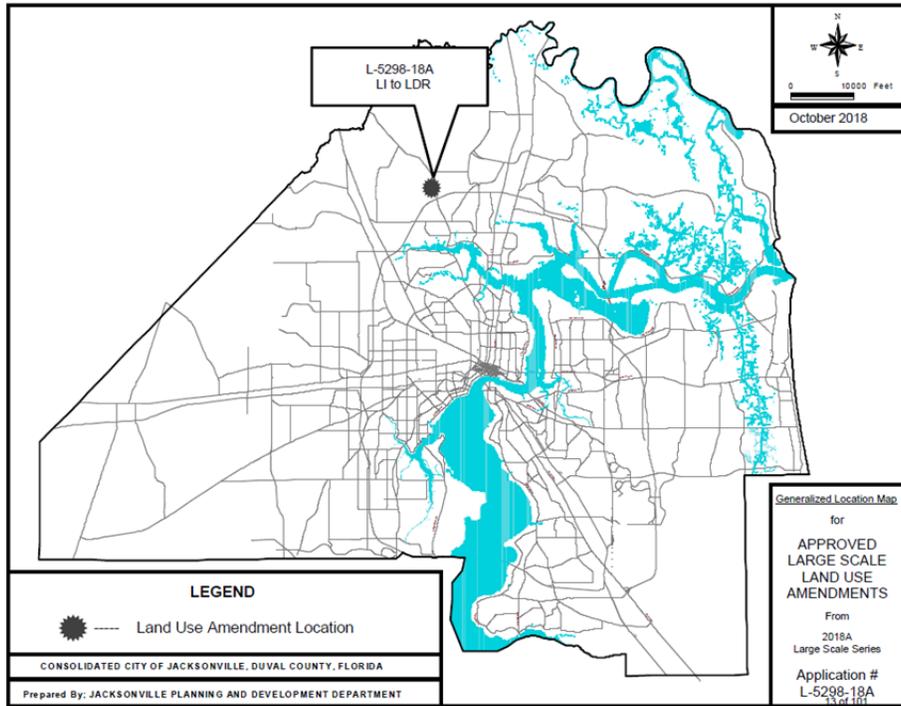
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent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

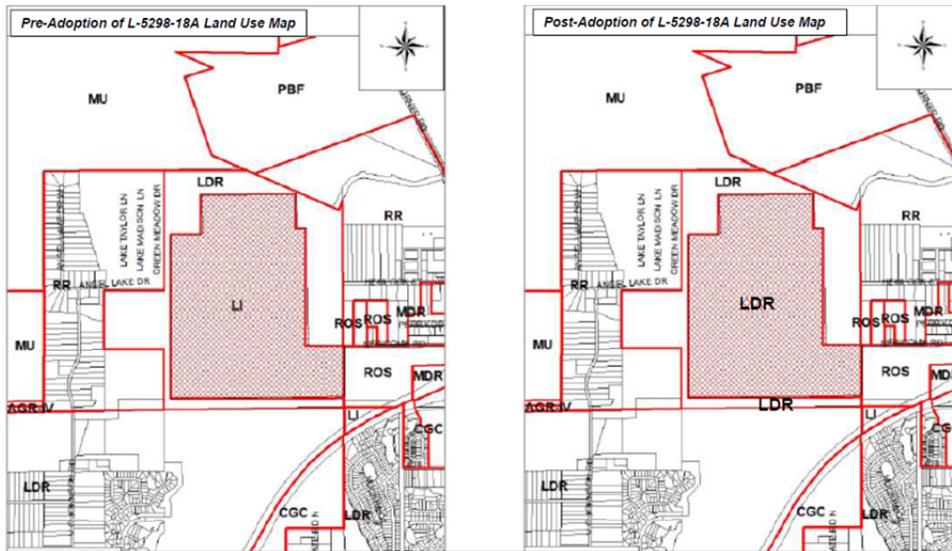
The proposed amendment seeks to change 317.54 +/- acres of the Future Land Use Map from Light Industrial (LI) to Low Density Residential (LDR). This has the potential to allow for the development of up to 1,588 single family residential units. The subject parcel is located in the North planning district of the City of Jacksonville. The lot is located north of I-295 and west of Lem Turner Road (SR 115).

The subject site is currently vacant and undeveloped. According to the City's adjacent property list, there are some residences and an RV park to the east (in the LDR, Rural Residential and Recreation/Open Space FLU categories), some residences to the west (in the LDR, Rural Residential FLU category), undeveloped property to the north (in the LDR, Multi-Use, Public Buildings and Facilities and Rural Residential FLU categories) and to the south (in the LDR Future Land Use Category.)

## LOCATION MAPS



## FUTURE LAND USE MAP



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

### Other

The site is located within the 50-foot and 150-foot Height and Hazard Zone for Jacksonville International Airport (JIA). The City's zoning regulations will limit the development height of the site. Additionally, the site is partially located within the City of Jacksonville's Civilian Influence/Notice Zone and the 60 dBA noise contour. Jacksonville International Airport is a transportation resource of regional significance.

### Recommendation

Light Industrial is a FLU category that is more compatible with the nearby airport than Low Density Residential. This is due, in part, to the potential that residential occupants will complain about airport related noise. This concern prompted the City of Jacksonville to take a robust approach to compatibility with the airports within its jurisdiction, so land that is currently in a residential FLU category can be developed with requirements for disclosure, height limitations, clustering away from more noise-prone areas and noise reduction requirements. However, the proposed change would replace a use that is more compatible with the nearby airport with one that is less so.

The City of Jacksonville has cited this issue as consistent with the Council's Strategic Regional Policy Plan Communities and Affordable Housing Policy 3.

### OBJECTIVE: IMPROVE QUALITY OF LIFE AND PROVIDE QUALITY PLACES IN NORTHEAST FLORIDA

- **Policy 3:** *Local governments are encouraged to offer incentives or make development easier in areas appropriate for infill and redevelopment.*
  - Council staff disagrees that this parcel is appropriate for incentives or encouragement of residential development, as the future residents may find their quality of life impacted by proximity to the Airport. In addition, staff does not generally consider lands in close proximity to airports to be appropriate for residential infill and redevelopment.

The City's attention is drawn to two policies from the Transportation Element of the Strategic Regional Policy Plan.

- **Policy 6:** *Northeast Florida capitalizes on its deep-water ports, airports, and rail / roadway connections to the nation through the continued improvement and expansion of infrastructure, including facilities, centralized systems for water, sewer, fiber optics (highspeed internet), electric and natural gas distribution.*
  - The proposed land use change would have the potential to limit the continued improvement and expansion of Jacksonville International Airport (JIA), a transportation resource of regional significance.
- **Policy 9:** *To promote a diversified and vibrant Regional economy, the Region supports an efficient multi-modal transportation network to move people and goods, and NEFRC*

*and its partners support infrastructure investments needed to make it work. The network includes mobility options to move goods and people to support business and industry.*

- The proposed land use change would have the potential to decrease the efficiency and connectivity of the Region’s multi-modal transportation network, as the potential limitations to infrastructure investments necessary for the continuation of an efficient supply chain for freight would have potential adverse effects to the regional economy and limit mobility options necessary for the movement for people and freight.

The proposed amendment could allow for potential 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 <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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**Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee approve staff’s review report of the City of Jacksonville Transmitted Amendment 18-6ESR.**