



100 Festival Park Avenue  
Jacksonville, FL 32202  
☎ (904) 279-0880  
📠 (904) 279-0881  
🌐 www.nefrc.org  
✉ info@nefrc.org

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## **MEMORANDUM**

**DATE:** MAY 2, 2019

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

**THRU:** ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

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

**RE:** CITY OF JACKSONVILLE TRANSMITTED AMENDMENT 19-09ESR

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

The proposed amendment seeks to change 19.13 +/- acres of the Future Land Use Map from Community/General Commercial (CGC) to Residential-Professional-Institutional (RPI). The subject parcel is located in the City of Jacksonville Planning District 3. The lot is located on the east side of Philips Highway (U.S. 1), south of the new 9B interchange.

### **Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee approve the staff review report of the City of Jacksonville Transmitted Amendment 19-09ESR.**

**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 19-09ESR**  
Date to be Mailed to Local Government and State Land Planning Agency: **May 3, 2019**  
Local Government Item No.: **Ordinance 2019-113-E**

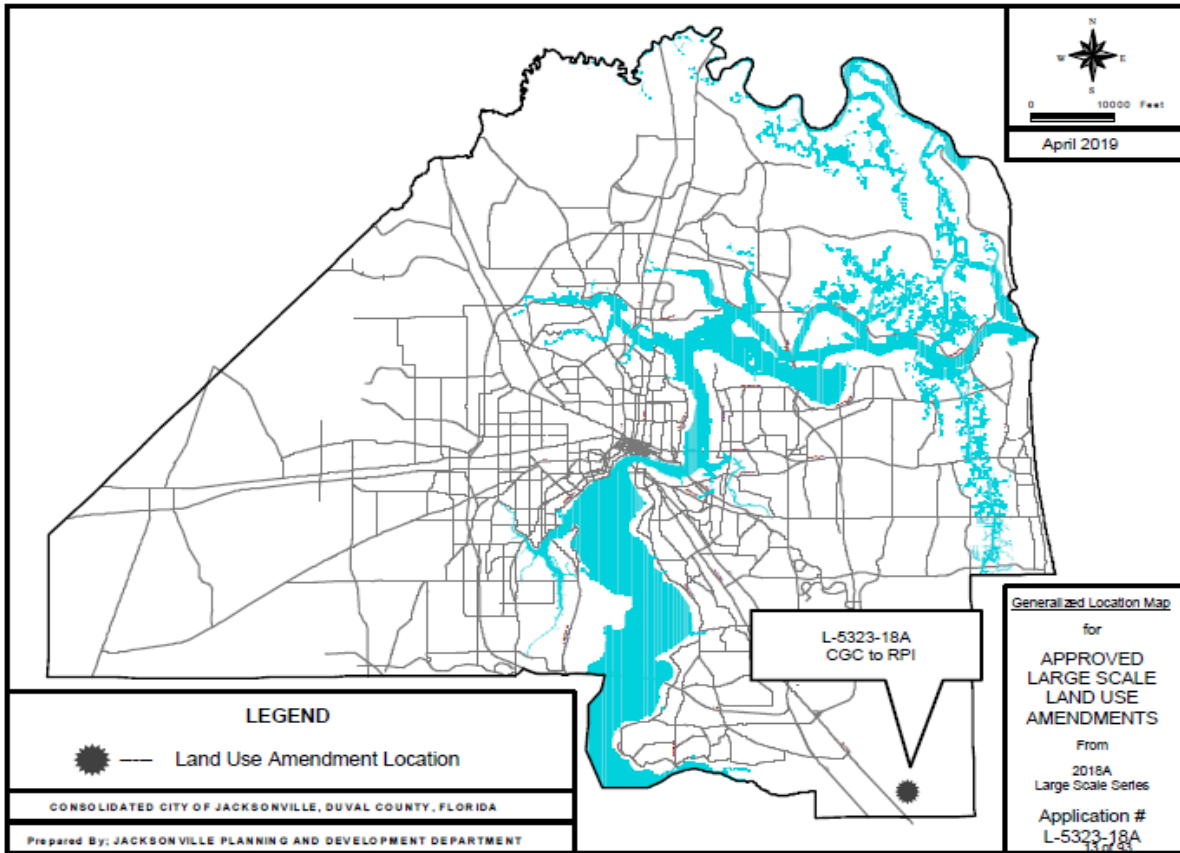
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent 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 19.13 +/- acres of the Future Land Use Map from Community/General Commercial (CGC) to Residential-Professional-Institutional (RPI). The subject parcel is located in the City of Jacksonville Planning District 3. The lot is located on the east side of Philips Highway (U.S. 1), south of the new 9B interchange.

The subject site is surrounded by low density residential to the north, south, and east. The proposed changes would allow for a potential net increase of 124,996 square feet of non-residential net increase in potential floor area.

## LOCATION MAP



### LEGEND

— Land Use Amendment Location

CONSOLIDATED CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

Prepared By: JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

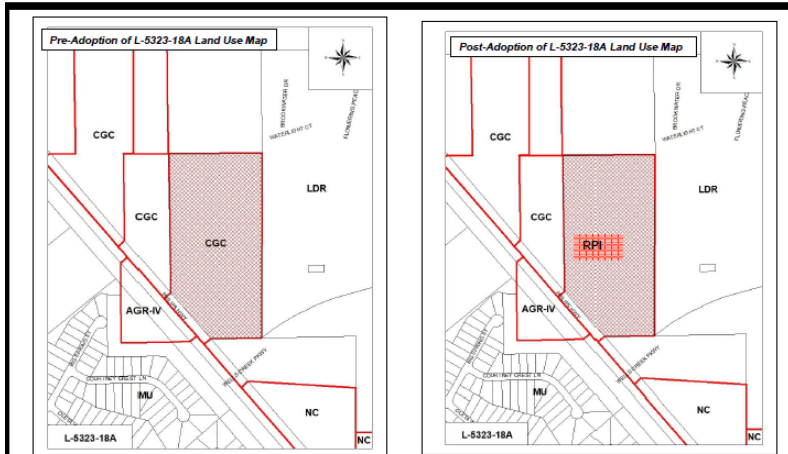
Generalized Location Map

for  
APPROVED  
LARGE SCALE  
LAND USE  
AMENDMENTS

From  
2018A  
Large Scale Series

Application #  
L-5323-18A  
13 of 33

## FUTURE LAND USE MAP



### Request for Large Scale Land Use Amendment to Future Land Use Map Series

	<b>From: Community/General Commercial (CGC)</b> <b>To: Residential-Professional-Institutional (RPI)</b>	
	<b>Planning District: 3</b>	<b>Identification Number: L-5323-18A</b>
	<b>Council District: 11</b>	<b>Exhibit 2 (Page 1 of 1)</b>

**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. The proposed amendment analysis states the following local impacts:

- Potential School Impact: Increase of 95 new students
- Potential Water Impact: Increase of 52,498 gallons/day
- Potential Sewer Impact: Increase of 39,373 gallons/day
- Potential Solid Waste Impact: Increase of 272.8 tons/year

**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   X   No       

**Recommendation**

**Staff respectfully recommends that the Northeast Florida Regional Council Executive Committee approve the staff review report of the City of Jacksonville Transmitted Amendment 19-09ESR.**