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Bringing Communities Together

MEMORANDUM

DATE: OCTOBER 1, 2019

TO: NORTHEAST FLORIDA REGIONAL COUNCIL BOARD OF DIRECTORS

THRU: ELIZABETH PAYNE, CHIEF EXECUTIVE OFFICER *EP*

FROM: BEN HYDE, REGIONAL PLANNER *Ben Hyde*

RE: CITY OF JACKSONVILLE ADOPTED AMENDMENT 19-9ESR

Attached is Review Form 01 for an adopted large-scale amendment to the City of Jacksonville's Comprehensive Plan.

The amendment changes 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 Board of Directors find the City of Jacksonville Adopted Amendment 19-9ESR 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.: **City of Jacksonville Adopted Amendment 19-9ESR**
Date to be Mailed to Local Government and State Land Planning Agency: **October 4, 2019**
Local Government Item No.: **Ordinance 2019-486-E**

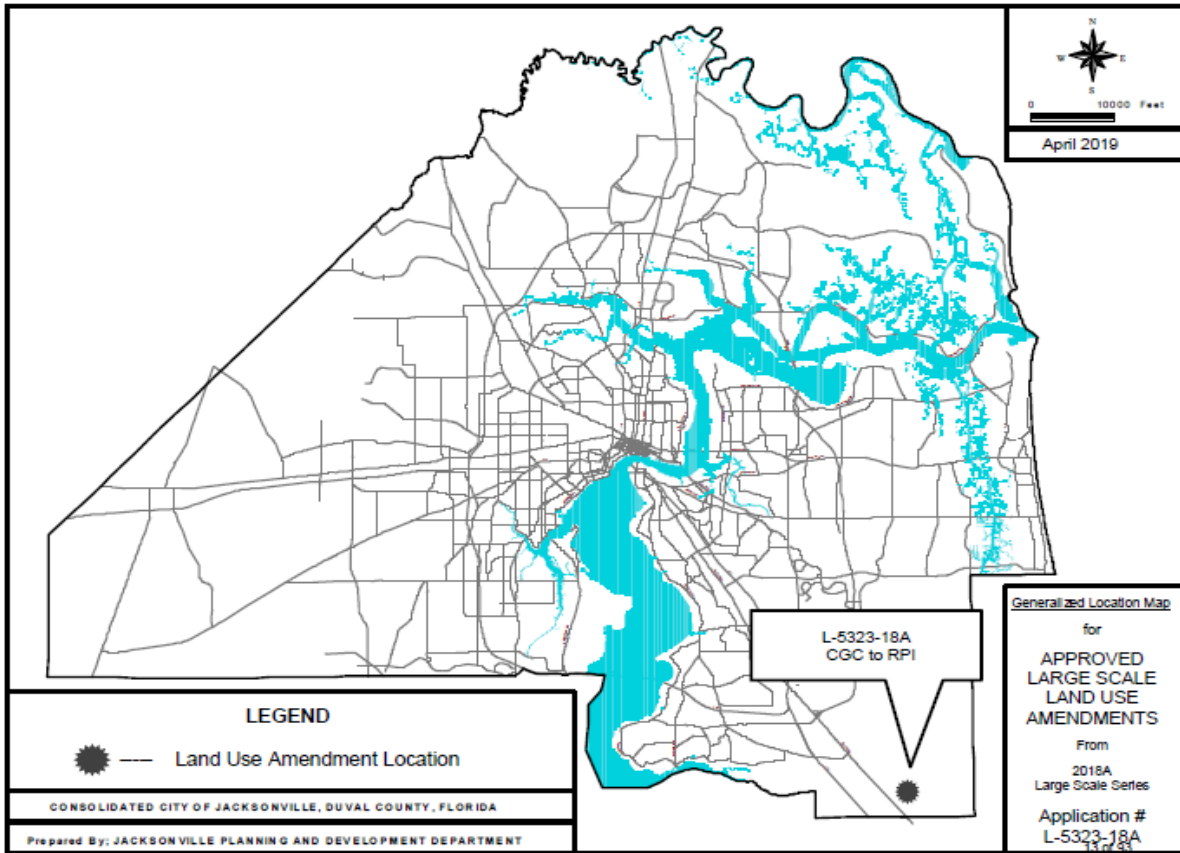
Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra-jurisdictional impacts that would be inconsistent 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 adopted amendment changes 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 changes would allow for a potential net increase of 124,996 square feet of non-residential floor area.

LOCATION MAP



LEGEND

— Land Use Amendment Location

CONSOLIDATED CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

Prepared By: JACKSONVILLE PLANNING AND DEVELOPMENT DEPARTMENT

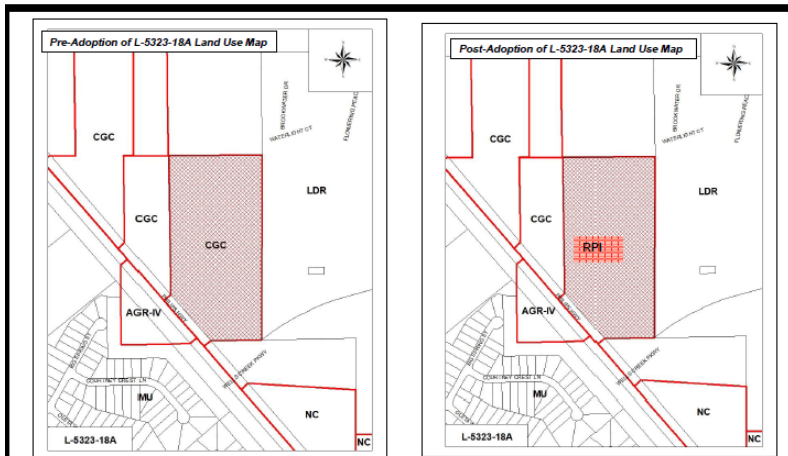
Generalized Location Map

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



From: Community/General Commercial (CGC)
To: Residential-Professional-Institutional (RPI)

Planning District: 3

Identification Number: L-5323-18A

Council District: 11

Exhibit 2 (Page 1 of 1)

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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 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.

3. IS INTERGOVERNMENTAL COORDINATION RECOMMENDED?

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
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No intergovernmental coordination needed as this land use amendment will have little or no impact on adjacent jurisdictions. While the site is proximate to St. Johns County and the intersection of US 1 and SR 9B, the FDOT agrees with the City that the change will not result in an increase in external vehicle trips.

Request a copy of the adopted version of the amendment?

Yes <input type="checkbox"/>	No <input type="checkbox"/>	N/A <input checked="" type="checkbox"/>
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Recommendation

Staff respectfully recommends that the Northeast Florida Regional Council Board of Directors find the City of Jacksonville Adopted Amendment 19-9ESR consistent with the Strategic Regional Policy Plan.