

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

September 22, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2022-634/Application No. L-5730-22C

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairman Carrico and Honorable Members of the City Council:

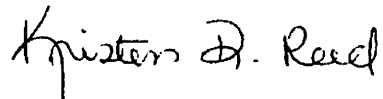
Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2022-634 on September 22, 2022.

P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	8-0 APPROVE

David Hacker, Chair	Aye
Alexander Moldovan, Vice-Chair	Aye
Ian Brown, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Joshua Garrison	Aye
Jason Porter	Aye
Jordan Elsbury	Aye

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive style with a large initial 'K'.

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
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KReed@coj.net

Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – September 16, 2022

Ordinance/Application No.: 2022-634 / L-5730-22C

Property Location: 1364 Fouraker Road, between Lenox Avenue and Fouraker Forest Road

Real Estate Number(s): 008629 0050, 008629 0150, 008633 0000, and 008664 0150

Development Area: Suburban Area

Property Acreage: 5.94 acres

Planning District: District 5, Northwest

City Council District: District 12

Applicant: Evin Herzberg

Current Land Use: Community/ General Commercial (CGC)

Proposed Land Use: Low Density Residential (LDR)

Current Zoning: Planned Unit Development (PUD)

Proposed Zoning: Residential Low Density-60 (RLD-60)

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To return the property to previous land use and zoning designations.

BACKGROUND

The subject 5.94-acre site contains a single-family house and undeveloped land. The subject site is located at 1364 Fouraker Road, between Lenox Avenue and Fouraker Forest Road. The subject site has frontage on the west side of Fouraker Road, a collector roadway. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Community /General Commercial (CGC) to Low Density Residential (LDR), with a companion rezoning application from Planned Unit Development (PUD) to Residential Low Density-60 (RLD-60) to develop the property with single-family

residential uses. The companion rezoning, Ordinance 2022-635 is pending concurrently with this application.

The subject site is surrounded by LDR on all sides. Ordinance 2009-0106-E changed the land use from LDR to CGC on the site. The applicant is filing this amendment to change the site back to its original LDR land use.

The adjacent land use categories, zoning districts, and property uses are as follows:

North: Land Use: LDR

Zoning: Public Buildings and Facilities-1 (PBF-1), Rural Residential-Acre (RR-Acre)

Property Use: Fire Station, Church, Single-Family Residential, Vacant

South: Land Use: LDR

Zoning: Planned unit Development (PUD)

Property Use: Single-Family Residential, Vacant

East: Land Use: LDR

Zoning: Residential Low Density-60 (RLD-60)

Property Use: Single-Family Residential, Vacant, Daycare, Store/Convenience

West: Land Use: LDR

Zoning: PUD, RR-Acre

Property Use: Vacant, Single-Family Residential

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site-specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Where there is not an associated site-specific policy or note on the Annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use categories that permit residential uses in order to assess the potential impacts. Supplemental information related to these impacts are depicted as scenario 2 in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Land Use Amendment Impact Assessment - Application Number L-5730-22C

Development Analysis		
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Fouraker Road, Collector Roadway	
Plans and/or Studies	Northwest Jacksonville Vision Plan	
Site Utilization	Current: Single-Family	Proposed: Single-Family
Land Use / Zoning	Current: CGC/PUD	Proposed: LDR/RLD-60
Development Standards for Impact Assessment	Current: CGC Scenario 1: 0.35 FAR CGC Scenario 2: 80% Residential at 15 Multi-Family DU/Acre and 20% Non-Residential at 0.35 FAR	Proposed: 5 Single-Family DU/Acre
Development Potential	Current: Scenario 1: 90,561 Sq. Ft. Scenario 2: 71 Multi-Family Dwelling Units and 18,112 Sq. Ft.	Proposed: 29 Single-Family Dwelling Units
Net Increase or Decrease in Maximum Density	Scenario 1: Increase of 29 dwelling units Scenario 2: Decrease of 42 dwelling units	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Decrease of 90,561 Sq. Ft. Scenario 2: Decrease of 18,112 Sq. Ft.	
Population Potential	Current: Scenario 1: 0 People	Proposed: 77 People

Development Analysis	
	Scenario 2: 166 People
Special Designation Areas	
Aquatic Preserve	No
Septic Tank Failure Area	No
Evacuation Zone	No
Airport Environment Zone	150' Height Restriction Zone for Herlong Recreational Airport
Industrial Preservation Area	No
Cultural Resources	No
Archaeological Sensitivity	No
Historic District	No
Coastal High Hazard	No
Adaptation Action Area	No
Groundwater Aquifer Recharge Area	0-4 inches recharge area
Wellhead Protection Zone	No
Boat Facility Siting Zone	No
Brownfield	No
Public Facilities	
Potential Roadway Impact	No net new daily trips
Potential Public School Impact	6 new students
Water Provider	JEA
Potential Water Impact	Scenario 1: Increase of 3,186 gallons per day Scenario 2: Decrease of 9,877 gallons per day
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Increase of 2,389 gallons per day Scenario 2: Decrease of 7,407 gallons per day
Potential Solid Waste Impact	Scenario 1: Decrease of 69.49 tons per year

Development Analysis	
	Scenario 2: Decrease of 138.1 tons per year
Drainage Basin/Sub-basin	Ortega River/Wills Branch
Recreation and Parks	Fouraker Park
Mass Transit Access	JTA Bus Route 14
Natural Features	
Elevations	33 to 51 feet above means sea level
Land Cover	1100: Residential, low density 3100: Herbaceous upland nonforested 6300: Wetland forested mixed
Soils	14: Boulogne fine sand 58: Pottsburg fine sand, high 62: Rutlege mucky fine sand
Flood Zones	No
Wetlands	Yes, Category 3
Wildlife (applicable to sites greater than 50 acres)	N/A

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet has been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely to prepare this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA’s Water, Sewer, and Reuse for New Development Projects document (latest edition). A JEA letter of service availability has been provided and is on file with the Planning and Development Department.

The applicant intends to use JEA water and sewer for the site development. According to the JEA Letter dated 05/16/2022, there is an existing 16-inch water main within the Fouraker Road right of way. No gravity sewer main abuts this property. Gravity sewer main extension will be required from the existing manhole within Fouraker Forest Rd. ROW, approximately 700 LF south of this property. Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA

Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. The maximum gross density shall be 2 units per acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units per acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

Future Land Use Element

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Transportation

The subject site is 5.94 acres and is accessible from Fouraker Road, a collector facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 6. The applicant proposes to change the existing land use from Community General Commercial (CGC) to Low Density Residential (LDR)

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Objective 2.4 The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway

network. The current land use would result in 3,669 or 1,071 daily trips. If the land use is amended to allow for this proposed LDR development, this will result in 273 daily trips for both scenarios.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in no net new daily trips when compared to the existing land use. The Transportation Planning Division recommends ongoing coordinating efforts with the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed as a result of this land use amendment.

Table A
Trip Generation Estimation Scenarios

Current Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	821	90,561 SF	T= 67.52 (X) /1000	6,115	2,446	3,669
Total Trips for Existing Land Use-Scenario 1						3,669
Current Land Use-Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC-N	822	18,112 SF	T= 54.45 (X) /1000	986	394	592
CGC-R	220	71 MD DU's	T= 6.74 (X)	479	0	479
Total Trips for Existing Land Use-Scenario 2						1,071
Proposed Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
LDR	210	29 MF DU's	T = 9.43 (X)	273	0	273
Total Trips for Proposed Land Use						273
Scenario 1 Difference in Daily Trips						0
Scenario 2 Difference in Daily Trips						0

Source: Trip Generation Manual, 11th Edition, Institute of Engineers

School Capacity

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 5.94 acre proposed land use map amendment has a development potential of 29 dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

Evaluation of the proposed residential development for school concurrency as shown in "Attachment A".

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office. The analysis does not reveal a deficiency in school capacity.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 **Adopted Level of Service (LOS) Standards**
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

Attachment "B" shows additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 150 feet unless

approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards, or other potential hazards to the safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element-Aquifer Recharge Sub-Element

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

Wetlands

Review of information submitted by the applicant indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 1.15 Acres

General Location(s): Located along the western property line.

Quality/Functional Value:

The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.

Soil Types/ Characteristics:

14: Boulogne fine sand – sandy marine sediments, poorly drained

58: Pottsburg fine sand, high - sandy marine sediments, somewhat poorly drained

62: Rutlege mucky fine sand – frequently flooded, sandy marine sedemnets

Wetland Category: Category III

Consistency of Permitted Uses:

See Policy 4.1.6 for permitted uses.

Environmental Resource

Permit (ERP):

At this time of review, the proposed development does not have a "Formal Wetlands Determination" or an ERP permit.

Wetlands Impact:

Insufficient info to determine impacts

Associated Impacts:

There are no associated impacts

Relevant Policies:

Conservation/Coastal Management Element

Goal 4

To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1

The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(1) Encroachment

In Category I, II, or III wetlands is the least damaging and no practicable

on-site alternative exists; and

(a) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those which are threatened or endangered,
- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetland; and

(b) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(c) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

- ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(d) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(e) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

- (1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on August 26, 2022, the required notices of public hearing signs were posted. Fifty-One (51) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on August 29, 2022. No members of the public attended for this application.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as further described in each land use plan category.

- Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
- A. Fosters vibrant, viable communities and economic development opportunities;
 - B. Addresses outdated development patterns;
 - C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and

socioeconomic profiles of the City's households as described in the Housing Element.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Category Descriptions within the Future Land Use Element (FLUE), the CGC land use category in the Suburban Area is intended to provide compact development in nodal and corridor development patterns. Principal uses in the CGC category include, but are not limited to, commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices; and multi-family dwelling units at a density of up to 20 dwelling units per acre.

LDR in the Suburban Development Area is intended to provide for low-density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. Residential development is permitted at up to seven (7)

dwelling units per acre where centralized water and sewer is available.

According to the JEA Availability Letter, there is an existing 16-inch water main within the Fouraker Road right of way. No gravity sewer main abuts this property. Gravity sewer main extension will be required from the existing manhole within Fouraker Forest Rd. ROW, approximately 700 LF south of this property. Each lot will require sewer main construction in right-of-way and individual laterals. Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA. If gravity flow cannot be achieved, then Sewer POC cannot be utilized unless written approval from the JEA Alternative Connection team is granted to allow a connection which utilizes a privately owned and operated pump system. In order to be consistent with FLUE Policy 1.2.9, the site must have water and sewer connections. With only a water connection, the maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre.

The subject site abuts and is adjacent to the LDR land use category on the north, east, south and west. There is a convenience store and a Church on the corner of Lenox Avenue and Fouraker Road. This combination of uses achieves a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network with JTA Bus Route 14 running along Normandy Boulevard. Therefore, the proposed amendment is consistent with FLUE Goal 3.

The subject site consists of a single-family residential use and underutilized vacant land located in the Suburban Area. The proposed amendment to LDR would allow for increased housing options on an underutilized property, and as such, is consistent with FLUE Objectives 3.1 and 6.3 and Policy 3.1.6. The site will have a negligible impact on the amount of land needed to accommodate commercial uses. The proposed amendment to LDR maintains a balance in the area. Therefore, the amendment is consistent with FLUE Policies 1.1.5, 1.1.21, and 1.1.22.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Vision Plan

The subject property is located within the boundaries of the Northwest Vision Plan. Theme 1: Strengthen existing neighborhoods and create new neighborhoods explains how the essential building block of all communities is the neighborhood. The surrounding neighborhoods will be strengthened with the addition of single-family residential uses at this site, providing consistency with the Northwest Vision Plan.

Strategic Regional Policy Plan

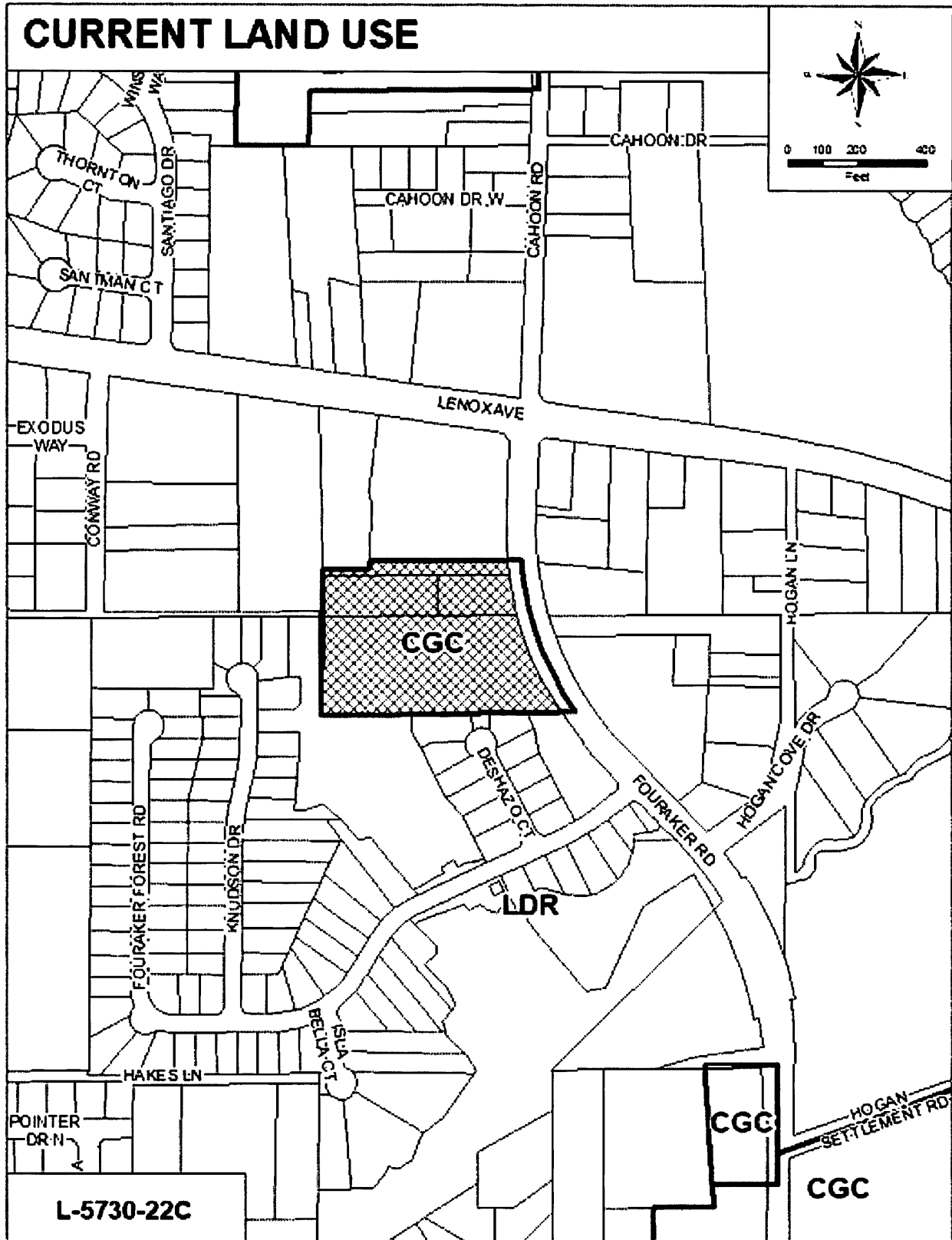
The proposed amendment is consistent with the following Objective of the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (March 2021), Housing and Health:

STRATEGIC ISSUE: HOUSING AND HEALTH

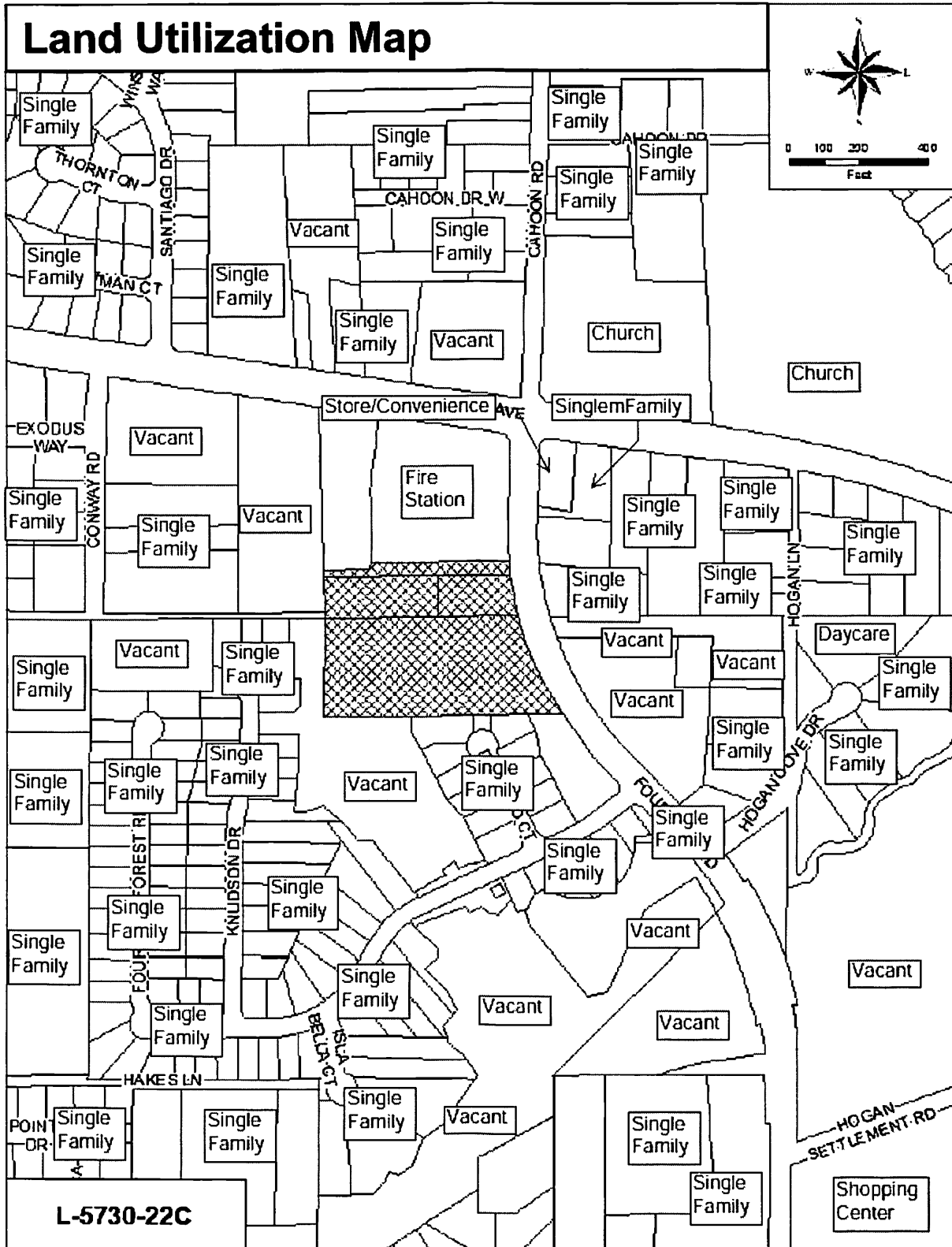
OBJECTIVE: Housing stock that is safe and free from environmental hazards that can be detrimental to health.

The proposed land use amendment results in additional housing in the area resulting in consistency with this objective of the Housing and Health Strategic Issue.

Current Land Use Map



Land Utilization Map



Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5730-22C Fouraker Rd Requested By: Ed "Luke" Lukacovic / Marcus Salley Reviewed By: Shalene B. Estes Due: 8/30/2022							
Analysis based on maximum dwelling units: 29							
School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development ¹	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 1&2
Elementary	8	5,659	78%	3	85%	2,364	10,998
Middle	7	1,109	67%	1	68%	707	891
High	8	2,633	87%	2	64%	378	2,137
Total New Students				6			

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: L-5730-22C Fouraker Rd Requested By: Ed "Luke" Lukacovic / Marcus Salley Reviewed By: Shalene B. Estes Due: 8/30/2022 Analysis based on maximum dwelling units: <u>29</u>						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Crystal Springs ES #221	8	3	1225	924	75%	72%
Charger Academy MS #216	2	1	1438	921	64%	65%
Ed White HS #248	2	2	2071	1512	73%	73%
		6				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.