



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

January 22, 2026

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No.: 2025-0886**

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **6-0**

Mon'e Holder, Chair **Aye**

Michael McGowan, Vice Chair **Absent**

Lamonte Carter, Secretary **Aye**

Amy Fu **Aye**

Ali Marar **Absent**

Dorothy Gillette **Aye**

D.R. Repass **Aye**

Joshua Garrison **Aye**

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Erin L. Abney".

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0886

JANUARY 22, 2026

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0886**.

<i>Location:</i>	0 Tresca Road Between Atlantic Boulevard and Tresca Road
<i>Real Estate Number:</i>	162883-0350, 162883-0006, 162879-2000 (Portion)
<i>Current Zoning District:</i>	Planned Unit Development (PUD) 2007-0141 Residential Medium Density-D (RMD-D)
<i>Proposed Zoning District:</i>	Conservation (CSV) Industrial Light (IL)
<i>Current Land Use Category:</i>	Conservation (CSV) Business Park (BP) Medium Density Residential (MDR)
<i>Planning District:</i>	Greater Arlington/Beaches, District 2
<i>Council District:</i>	District-1
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive Suite 1200 Jacksonville, FL 32202
<i>Owners:</i>	Iron Forge Property, LLC 465 Tresca Road Jacksonville, FL 32225
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Rezoning Ordinance **2025-0886** seeks to rezone 4.28± acres of property from Planned Unit Development (PUD)/ Residential Medium Density-D (RMD-D) to Conservation (CSV - 0.69 of an acre) and Industrial Light (IL - 3.59 acres). The conventional rezoning is being

requested to permit industrial uses consistent with the development pattern existing along Tresca Road.

The current PUD approved through Ord.#2007-0141 allows for the development of business park type uses and anticipated two condominium complex type structures with conservation buffers along the western property boundary to protect the neighboring residential. This conventional rezoning will continue to maintain that conversation buffer by rezoning this portion from PUD to CSV.

There is a companion Land Use Amendment, **2025-0885 (L-6075-25C)**. The proposed LUA is for Conservation (CSV - 0.69 of an acre), Business Park (BP - 3.32 acres), and Medium Density Residential (MDR - 0.27 of an acre) to Light Industrial (LI - 3.59 acres). The Land Use Amendment does not include the CSV portions of the rezoning as the underlying land use designation for that portion of the site is CSV. The proposed CSV zoning district is compatible with the existing CSV land use category.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to Section 656.125 of the Zoning Code, an applicant for a proposed rezoning bears the burden of proving, by substantial competent evidence, that the proposed rezoning is consistent with the City's comprehensive plan for future development of the subject parcel. In determining whether a proposed rezoning is consistent with the 2045 Comprehensive Plan, the Planning Department considers several factors, including (a) whether it is consistent with the functional land use category identified in the Future Land Use Map series of the Future Land Use Element; (b) whether it furthers the goals, objectives and policies of the Comprehensive Plan; and (c) whether it conflicts with any portion of the City's land use regulations. Thus, the fact that a proposed rezoning is permissible within a given land use category does not automatically render it consistent with the 2045 Comprehensive Plan, as a determination of consistency entails an examination of several different factors.

1. Is the proposed rezoning consistent with the 2045 Comprehensive Plan?

Yes. The 4.28-acre subject site is located at 0 Tresca Road, approximately 0.3 miles north of Atlantic Boulevard (SR-10). According to the City's Functional Highway Classification map, Tresca Road is a local roadway and Atlantic Boulevard is an FDOT Principal Arterial roadway. The subject site is located within Council District 1 and Planning District 2 (Greater Arlington / Beaches) and has the land use designations of BP, MDR, and CSV within the Suburban Development Area (SA). The applicant seeks to rezone the subject site from PUD and RMD-D to CSV and IL.

A companion Land Use Amendment application has been filed with this application for rezoning, pursuant to Ordinance 2025-885, which seeks to change the land use from BP and MDR to LI. The Land Use Amendment does not include the CSV portions of the rezoning as the underlying land use designation for that portion of the site is CSV. The proposed CSV zoning district is compatible with the existing CSV land use category.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, LI in all development areas is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dusts, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

Conservation lands are areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity. These will be protected through public or private nonprofit ownership and management over time. The Conservation category depicted on the FLUMs includes areas that are protected through public or private nonprofit ownership and management. Development potential in these areas is generally limited to open space, resource and recreational uses.

2. ***Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning furthers the following goals, objectives, and policies of the 2045 Comprehensive Plan.

Goal 1

To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1

Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Wetlands

Review of City data and the applicant's site plan from the St. Johns River Water Management District web site indicates the potential existence of wetlands on the subject site and as such the location, 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 is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Approximate Size:

0.56 of an acre

Wetland Category:

The Category II wetlands in the southeastern portion of the application site buffers Jones Creek.

Consistency of
Permitted Uses:

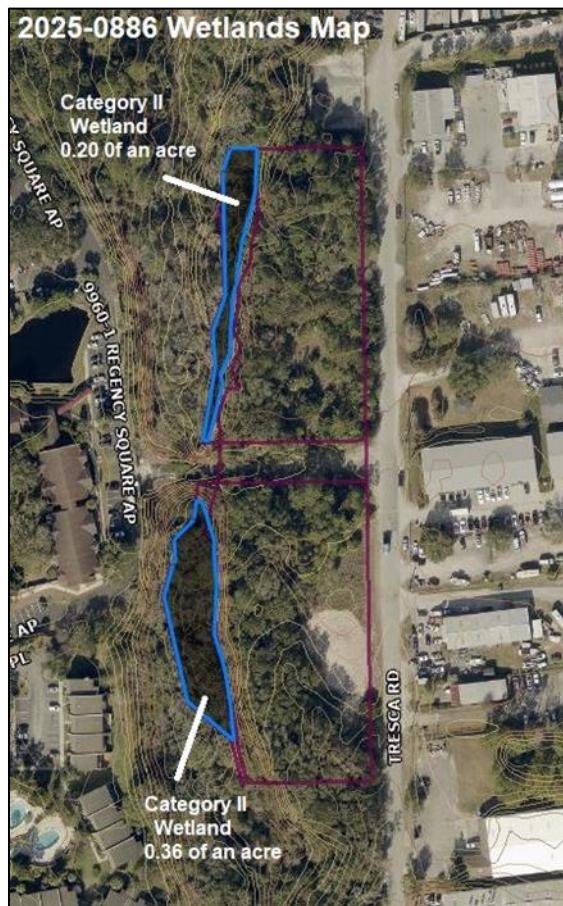
Category II Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.5 shown below.

Environmental Resource
Permit (ERP):

According to the St. Johns River Water Management District web site, no application has been submitted for an Environmental Resource Permit.

Wetlands Impact:

None is proposed. All wetlands of the site is in the Conservation (CSV) land use category and the proposed Conservation (CSV) zoning district.



3. ***Does the proposed rezoning conflict with any portion of the City's land use regulations?***

No. The proposed rezoning is not in conflict with any portion of the City's land use regulations. If approved as recommended by the Staff of the Planning Department, the subject property will be rezoned from PUD/RMD-D to CSV/IL and will be required to meet all development regulations of Chapter 656-Zoning Code, Chapter 654-Subdivision regulations and Florida Building Code Regulations.

SURROUNDING LAND USE AND ZONING

The subject property is located on Tresca Road, a local roadway, north of Atlantic Boulevard, an FDOT principal arterial. Development extending north from Atlantic Boulevard consists of heavy commercial uses zoned Commercial Community General-2 (CCG-2) and transitions to industrial uses zoned Industrial Light (IL). The east side of Tresca Road is predominantly developed with warehousing, outside storage, and manufacturing uses. The west side of Tresca Road includes a mix of commercial uses and undeveloped parcels that function as a buffer to the existing residential development further west. Access to the property will be exclusively from Tresca Road, and there is no cut-through connection between the residential development and Tresca Road.

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

Adjacent Property	Land Use Category	Zoning District	Current Use
North	MDR	RMD-D	JEA
South	MDR	RMD-D	Vacant Undeveloped
East	LI	IL	Warehousing, Outside Storage
West	MDR	RMD-D	Multi-Family Residential

The Planning Department finds that the requested rezoning to CSV/IL will be consistent and compatible with the surrounding uses.

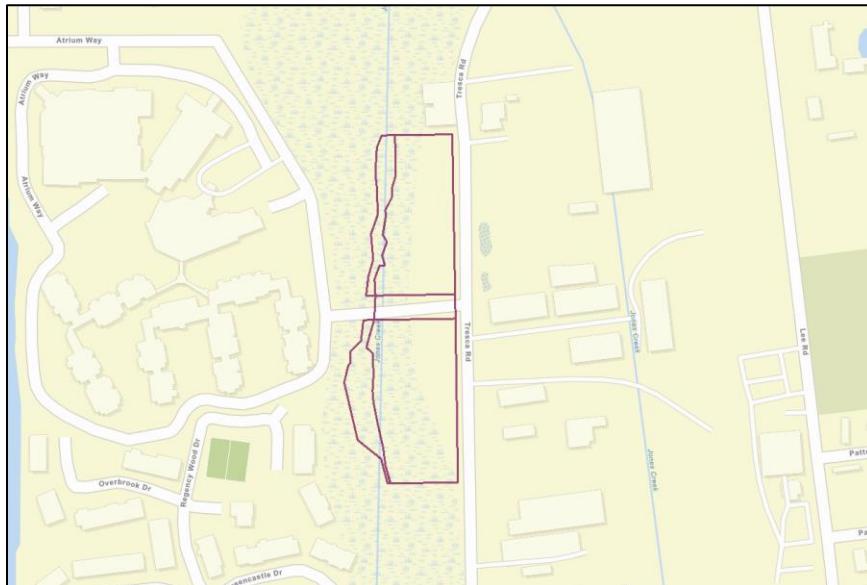
SUPPLEMENTARY INFORMATION

The applicant provided sign posting affidavit and proof of posting on **November 20, 2025** to the Planning Department, that the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning Ordinance **2025-0886** be **APPROVED**.



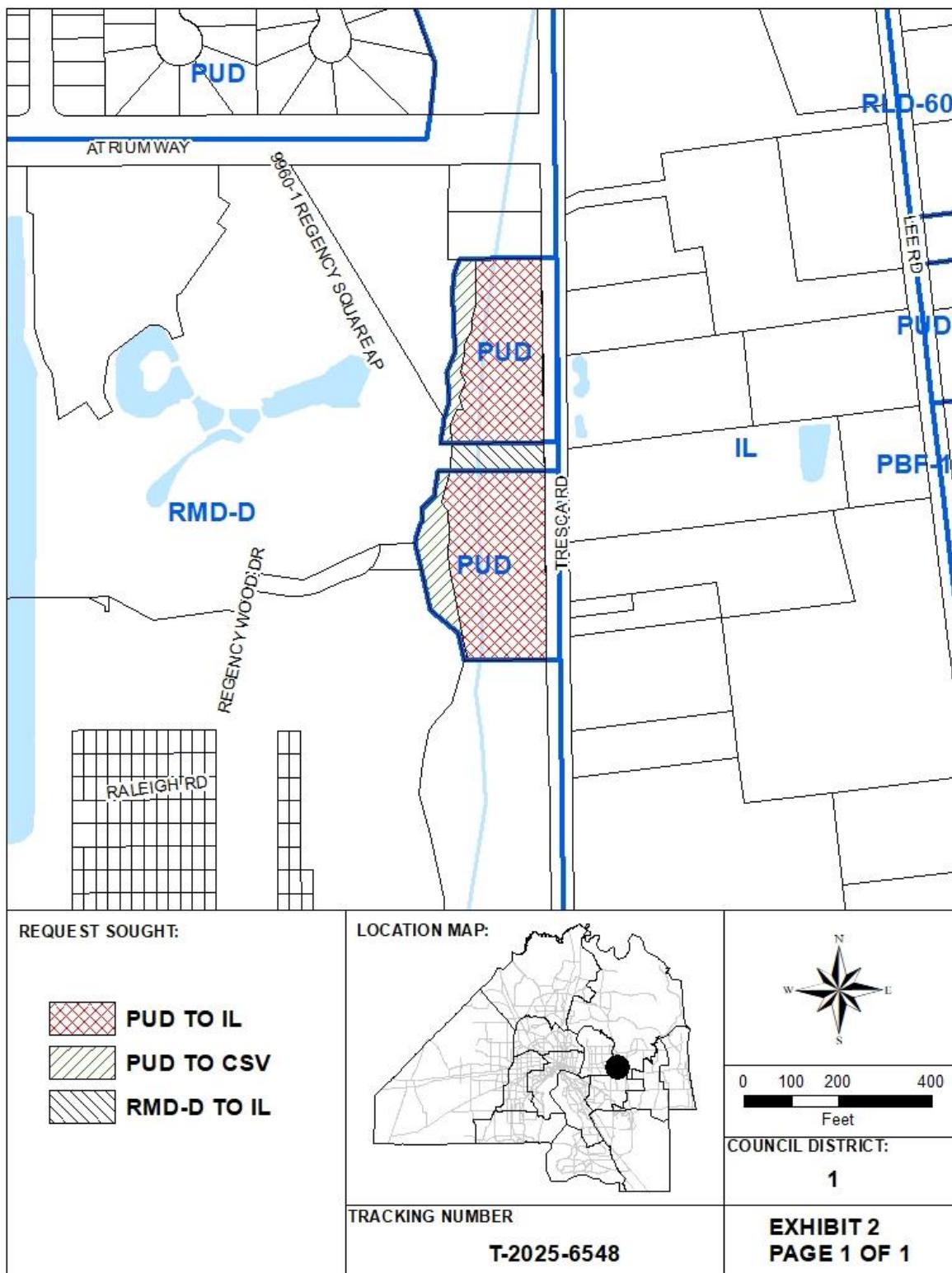
Aerial View

Source: JaxGIS Maps



View of Subject Property

Source: JaxGIS Maps (January 2025)





Planning Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Erin Abney
Current Planning Division

FROM: Maddie Read
Community Planning Division

RE: Ordinance 2025-886

DATE: December 17, 2025

The following review is based on information provided by the Current Planning Division staff.

Description of Proposed Rezoning Application

Current Land Use	Conservation (CSV—0.69 of an acre), Business Park (BP—3.32 acres), and Medium Density Residential (MDR—0.27 of an acre)
Proposed Land Use	Light Industrial (LI—3.59 acres)
LU Companion Application	2025-885 / L-6075-25C
Current Zoning	Planned Unit Development (PUD—4.01 acres) and Residential Medium Density – D (RMD-D—0.27 of an acre)
Proposed Zoning	Conservation (CSV—0.69 of an acre) and Industrial Light (IL—3.59 acres)
Development Area	Suburban Area
Total Acreage	4.28 acres

Zoning Request:

The applicant seeks to rezone from PUD and RMD-D to CSV and IL to permit light industrial uses consistent with those on Tresca Road.

Land Use Findings:

Industrial Light is a primary zoning district in the Light Industrial land use category, and CSV is a primary zoning district in the CSV land use category. Further, the proposed rezoning aligns with the goals, objectives, and policies of the 2045 Comprehensive Plan. Therefore, the proposed rezoning is consistent with the 2045 Comprehensive Plan, subject to the approval of companion land use application L-6075-25C, which is pending concurrently with this application, pursuant to Ordinance 2025-885.

Land Use Category Review

The 4.28-acre subject site is located at 0 Tresca Road, approximately 0.3 miles north of Atlantic Boulevard (SR-10). According to the City's Functional Highway Classification map, Tresca Road is a local roadway and Atlantic Boulevard is an FDOT Principal Arterial roadway. The subject site is located within Council District 1 and Planning District 2 (Greater Arlington / Beaches) and has the land use designations of BP, MDR, and CSV within the Suburban Development Area (SA). The applicant seeks to rezone the subject site from PUD and RMD-D to CSV and IL.

A companion Land Use Amendment application has been filed with this application for rezoning, pursuant to Ordinance 2025-885, which seeks to change the land use from BP and MDR to LI. The Land Use Amendment does not include the CSV portions of the rezoning as the underlying land use designation for that portion of the site is CSV. The proposed CSV zoning district is compatible with the existing CSV land use category.

According to the Category Descriptions of the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, LI in all development areas is a category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dusts, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

Conservation lands are areas with valuable environmental resources, such as sensitive vegetation, high value habitat, wetlands, high aquifer recharge potential, carbon sinks and unique coastal areas. Some resource systems are highly sensitive and easily destroyed by indiscriminate human activity. These will be protected through public or private nonprofit ownership and management over time. The Conservation category depicted on the FLUMs includes areas that are protected through public or private nonprofit ownership and management. Development potential in these areas is generally limited to open space, resource and recreational uses.

Comprehensive Land Use Policy Analysis

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning applications in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning applications.

Future Land Use Element (FLUE):

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural

resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.7 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.21 Rezonings and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide 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.

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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 1/2 acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

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 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

Policy 3.2.2 The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

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.

The proposed zoning applications have been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the zoning applications should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Airport Height Restriction Zone

The site is located within the 150-foot Height and Hazard Zone for Craig Municipal Airport. Zoning will limit development to a maximum height of 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 safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

Flood Zones

Approximately 1.68 acres of the subject site is within the AE-Floodway, 0.89 of an acre is within the AE Flood Zone, and 0.88 of an acre is in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

The AE-Floodway are areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE-Floodway zones should be left intact as construction and filling within these areas is severely restricted.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

All flood zones within the application site are associated with Jones Creek.

Conservation /Coastal Management Element (CCME)

Policy 2.6.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity and will determine appropriate protection measures.

Policy 2.6.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

Policy 13.7.10 The City has adopted and shall maintain a floodplain management ordinance that establishes engineering requirements to safeguard the public health, safety, and general welfare and minimizes public and private losses due to flooding through regulation and development of flood hazard areas. The ordinance shall include development and redevelopment regulations that:

- A. Minimize unnecessary disruption of commerce, access and public service during times of flooding;
- B. Require the use of construction practices that will prevent or minimize future flood damage;
- C. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
- D. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
- E. Minimize damage to public and private facilities and utilities;
- F. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
- G. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
- H. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

Aquifer Recharge

Approximately one acre of 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 protection. However, development resulting from the proposed application 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 (IE-AR)

Policy 1.2.3 The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridan Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.

Policy 1.2.7 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridan 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 Floridan Aquifer Recharge GIS grid coverage.

Wetlands

Review of City's GIS data indicates the existence of wetlands on the subject site and as such, indicates the location, 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 is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 0.56 of an acre

General Location(s): The Category II wetlands in the southeastern portion of the application site buffers Jones Creek.

Quality/Functional Value: The Category II wetlands have an extremely high functional value for water filtration attenuation and flood water capacity, are located within the 100-year AE Floodway, and have a direct impact on the City's waterways.

Soil Types/Characteristics: (62) Rutlege mucky fine sand, 0 to 2% slopes, frequently flooded – The Rutlege series consists of nearly level, very poorly drained, sandy soils. They are formed in thick sandy marine sediments. They are on flood plains. The soil is rapidly permeable. The high water table generally is at or near the surface, and areas are subject to frequent flooding for brief periods.

Wetland Category: Category II.

Consistency of Permitted Uses:	Category II Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.5 shown below.
Environmental Resource Permit (ERP):	According to the St. Johns River Water Management District web site, no application has been submitted for an Environmental Resource Permit.
Wetlands Impact:	None is proposed. All wetlands of the site is in the Conservation (CSV) land use category and the proposed Conservation (CSV) zoning district.
Associated Impacts:	The Category II wetland areas coincide with the AE-Floodway Zone.
Relevant Policies:	CCME Policies 4.1.3 and 4.1.5

CCME 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:

- (a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) 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
- (c) 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
- (d) 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

(e) Septic tanks

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

(f) Hydrology

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

CCME Policy 4.1.5

The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

- i density shall not exceed one (1) dwelling unit per five (5) acres; and
- ii buildings shall be clustered together to the maximum extent practicable; and
- iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

