



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

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Jacksonville, FL 32203  
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November 7, 2024

The Honorable Randy White  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, FL 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2024-787/Application No. L-5971-24C**

Dear Honorable Council President White, 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 2024-787 on November 7, 2024.

P&DD Recommendation                      APPROVE

PC Issues:                                      One speaker attended the meeting with concerns of the light industrial portion fronting Utsey Road due to the residential along the road.

**PC Vote:                                      7-0 APPROVE**

Michael McGowan, Chair	Aye
Lamonte Carter	Aye
Amy Yimin Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Moné Holder	Aye
Ali Marar	Aye
Jack Meeks	Absent
Tina Meskel	Absent

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

Sincerely,



**Helena A. Parola, MAURP**  
***Chief of Community Planning***  
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**Report of the Jacksonville Planning and Development Department**  
**Small-Scale Future Land Use Map Amendment – November 1, 2024**

**Ordinance/Application No.:** 2024-787 / L-5971-24C

**Property Location:** 0 Moncrief Road West and 6739 Utsey Road

**Real Estate Number(s):** 002942-0000 and 002966-0000

**Property Acreage:** 38.47 acres

**Planning District:** District 5, Northwest

**City Council District:** District 12

**Applicant:** Cyndy Trimmer, Esq.

**Current Land Use:** Agriculture (AGR)

**Proposed Land Use:** Light Industrial (LI)

**Development Area:** Suburban Development Area

**Current Zoning:** Agriculture (AGR)

**Proposed Zoning:** Planned Unit Development (PUD)

**RECOMMENDATION:** **APPROVE**

**APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

The applicant seeks this land use amendment to permit light industrial, office, and storage uses as further set forth in the companion PUD application.

**BACKGROUND**

The 38.47-acre subject site is located on the north side of Moncrief Road West between Utsey Road and Imeson Road. Moncrief Road and Utsey Road are unclassified at this location, but Imeson Road, approximately ¼ mile east of the subject site, is classified as a collector road on the City’s Functional Highways Classification Map. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the *2045 Comprehensive Plan* from Agriculture (AGR) to Light Industrial (LI), with a companion rezoning application from Agriculture (AGR) to Planned Unit Development (PUD) to allow for the development of light industrial, office, and storage uses. The companion rezoning, Ordinance 2024-788, is pending concurrently with this application.

The subject site is composed of two (2) parcels. The parcels are located *adjacent to* the northeast corner of Moncrief Road and Utsey Road, meaning that they wrap the parcels that are directly at the corner, a JEA electric substation and a residential homestead. Currently, the proposed land use amendment site is mostly undeveloped but also contains a JEA powerline easement and a residential dwelling unit fronting Utsey Road.

The subject site abuts light industrial uses on its east, and light industrial and conservation uses are located across Moncrief Road from the subject site. The intersection of Moncrief Road and Imeson Road is an industrial node, and lands within both the Industrial Situational Compatibility Zone and the Industrial Sanctuary are located in close proximity (approximately ¼ mile south and east) to the subject site.

**Adjacent land use categories, zoning districts and property uses are as follows:**

North:

Land Use: AGR  
Zoning: AGR  
Property Use: JEA powerline easement, single-family residential on large rural lots, and agricultural uses

South:

Land Use: AGR, LI, and Conservation (CSV)  
Zoning: AGR, Industrial Business Park (IBP), PUD, and Industrial Light (IL)  
Property Use: JEA powerlines and substation, single-family residential on large rural lots, conservation and undeveloped land, and light industrial

East:

Land Use: LI  
Zoning: PUD (2009-0137-E)  
Property Use: recycling services

West:

Land Use: AGR  
Zoning: AGR  
Property Use: JEA substation, single-family residential on large rural lots, undeveloped land, and conservation

## **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.

<b>Development Analysis</b>		<b>38.47 acres</b>
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Utsey Road and Moncrief Road West (both unclassified)	
Plans and/or Studies	NW Vision Plan	
Site Utilization	Current: Undeveloped; residential	Proposed: Light industrial uses
Land Use / Zoning	Current: AGR/AGR	Proposed: LI/PUD
Development Standards for Impact Assessment	Current: 1 DU/ 2.5 acres	Proposed: 0.4 FAR
Development Potential	Current: 15 DUs	Proposed: 670,301 SF
Net Increase or Decrease in Maximum Density	Decrease of 15 dwelling units	
Net Increase or Decrease in Potential Floor Area	Increase of 670,301 SF	
Population Potential	Current: 39 people	Proposed: N/A
<b>Special Designation Areas</b>		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	E	
Airport Environment Zone	500' Ht zone for OLF Whitehouse	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low, medium, and high	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	No - discharge	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
<b>Public Facilities</b>		
Potential Roadway Impact	Increase of 3,123 daily trips	
Potential Public School Impact	N/A	
Water Provider	Private well	
Potential Water Impact	Increase of 20,275 gpd	
Sewer Provider	Private septic	
Potential Sewer Impact	Increase of 15,206 gpd	
Potential Solid Waste Impact	Increase of 2,038.9 tons per year	
Drainage Basin/Sub-basin	Trout River / Ninemile Creek	
Recreation and Parks	Cisco Gardens Park	
Mass Transit Access	No	

<b>Development Analysis</b>		<b>38.47 acres</b>
<b>Natural Features</b>		
Elevations	21 – 23 feet	
Land Cover	1100: Residential, low density - less than 2 dwelling units/acre; 8320: Electrical power transmission lines; 6300: Wetland forested mixed; 4410: Pine plantation; 4340: Upland mixed coniferous/hardwood; 6460: Mixed scrub-shrub wetland; and 4430: Forest regeneration	
Soils	63 (Sapelo fine sand, 0-2% slopes); 38 (Mascotte fine sand, 0-2% slopes); 51 (Pelham fine sand, 0-2% slopes); 66 (Surrency loamy fine sand, depressional, 0-2% slopes); 78 (Yonges fine sandy loam, 0-2% slopes); 82 (Pelham fine sand, depressional, 0-2% slopes)	
Flood Zones	No	
Wetlands	6300 (Wetland forested mixed) and 6460 (Mixed scrub-shrub wetland)	
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 have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing 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 dated July 8, 2024 was provided by the applicant. Water and sewer connections are not available within ¼ mile of the property at this time. According to the land use amendment application, the site is served by private well and septic.

Future Land Use Element

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 the JEA Collection Systems available within a five (5) year period.

According to Florida Statutes Chapter 381, construction permits may not be issued for an onsite sewage treatment and disposal system in any area used or zoned for industrial or manufacturing purposes where a publicly owned or investor owned sewage treatment system is available (located within one-fourth mile) or where the system will receive toxic, hazardous, or industrial waste. The applicant should contact the Florida Department of Environmental Protection for additional information.

## **Transportation**

The Planning and Development Department completed a transportation analysis and determined that the proposed amendment could result in 3,123 net new daily trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office. A copy of the transportation analysis is on file with the Planning and Development Department.

### 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.

### Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts

generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

**Supplemental Transportation Information:**

The subject site is approximately 38.47 acres and is located on Utsey Road, a local roadway, west of Imeson Road and south of Garden Street. The proposed land use amendment is located within the Suburban Area and Mobility Zone 5. The applicant proposes to change the existing land use from Agriculture (AGR) to Light Industrial (LI).

**Comprehensive Plan Consistency:**

The Trip Generation Analysis is consistent with the 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

Objective 2.4 The City shall plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

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.

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 AGR land use would result in 141 trips. If the land use is amended to allow for this proposed LI development, this will result in 3,264 daily trips.

**Transportation Planning Division RECOMMENDS the following:**

The difference in daily trips for the proposed land use amendment is 3,123 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.



**Table A**

**Trip Generation Estimation Scenarios**

<b>Current Land Use-Scenario</b>	<b>ITE Land Use Code</b>	<b>Potential Number of Units</b>	<b>Estimation Method</b>	<b>Gross Trips</b>	<b>Less Pass-By Trips</b>	<b>Daily Trips</b>
AGR	210	15 DUs	T= 9.43 (X)	141	0	141
				<b>Total Trips for Existing Land Use- Scenario</b>		<b>141</b>
<b>Proposed Land Use-Scenario 1</b>	<b>ITE Land Use Code</b>	<b>Potential Number of Units</b>	<b>Estimation Method</b>	<b>Gross Trips</b>	<b>Less Pass-By Trips</b>	<b>Daily Trips</b>
LI	110	670,301 SF	T = 4.87 (X) / 1000	3,264	0	3,264
				<b>Total Trips for Proposed Land Use- Scenario 1</b>		<b>3,264</b>
				<b>Difference in Daily Trips</b>		<b>3,123</b>

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

### **Airport Environment Zone**

The site is located within the 500-foot Height and Hazard Zone for Outlying Landing Field (OLF) Whitehouse. Zoning will limit development to a maximum height of 500 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.

**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.

### **Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, 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 developments 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.

### **Wetlands**

Review of City data indicates the potential existence of wetlands on the subject site, and as such, a wetlands survey has been provided by the City's GIS analysis that 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: 3.15 acres

General Location(s): The wetlands are located throughout the application site as isolated wetland pockets.

Quality/Functional Value: The wetlands have a low functional value for water filtration attenuation and flood water storage capacity due to their isolation and size and impact by the JEA rights-of-way for overhead power lines.

Soil Types/

Characteristics: (66) Surrency loamy fine sand, depressional – The Surrency series consists of nearly level, very poorly drained soils that occur in depressions. These soils formed in thick sandy and loamy marine sediments. The soils are moderately permeable moderately slowly permeable. Generally, the high water table is at or above the surface.

(78) Yonges fine sandy loam - The Yonges series consists of nearly level poorly drained soils. The soils are slowly permeable and occur on low-lying areas of coastal plain and formed in loamy marine sediments. The high water table is at a depth of 10 inches for 2 to 6 months during most years.

(82) Pelham Fine Sand. The Pelham series are nearly level poorly drained soils formed in thick deposits of sandy and loamy marine sediments. They are located on flats. The soil is moderately permeable and moderately slowly permeable. The water table is generally located at a depth of 12 inches.

Wetland Category: Category III

Consistency of Permitted Uses: Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted.

Environmental Resource Permit (ERP): Not provided by the applicant and none exists according to the St. Johns River Water Management District web site.

Wetlands Impact: Some wetlands were impacted by JEA power line rights-of-way, and according to the PUD site plan, the rest will be impacted by development of the site.

Associated Impacts: None

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

**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 4.1.6**

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 submittal of the sign posting affidavit and photos of the posted signs on October 23, 2024, it was determined that the required notices of public hearing signs were posted. Forty (40) 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 October 14, 2024. No members of the public were present.

### **CONSISTENCY EVALUATION**

Consistency with 2045 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 encouraged to employ urban development characteristics as defined in this 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.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

Policy 1.1.21 Rezoning 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 1.2.8 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 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.

#### Property Rights Element

- 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.

Agriculture (AGR) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. While the subject site is located in the Suburban Area, most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products, and other resource dependent uses.



In order to preserve the rural character of these areas, residential uses are permitted at very low densities.

Light Industrial (LI) 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, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place.

The applicant is proposing a land use change from AGR to LI to allow for light industrial, office, and storage uses on a site that is in the Suburban Development Area and that abuts land designated as LI. A companion rezoning application, Ordinance 2024-788, has been filed concurrently with this land use amendment. The application seeks to amend the zoning district from Agriculture (AGR) to Planned Unit Development (PUD).

The site is located on the periphery of an area designated as AGR, abutting light industrial uses that front on a collector roadway (Imeson Road). Approving the proposed land use amendment would provide for a logical extension of the light industrial uses west from Imeson Road towards Utsey Road. Extension of the light industrial uses would also align with the LI designation immediately to the south of the subject site across Moncrief Road. As a result of the surrounding conditions, the proposed amendment is consistent with FLUE Goals 1 and 3, Objective 3.2, and Policies 1.1.9 and 3.2.1 as the location of the proposed LI land use optimizes economic benefit within an emerging industrial area, while the proposed PUD rezoning allows for appropriate combinations of complementary land uses and intensities.

Additionally, the intersection of Moncrief Road and Imeson Road is an industrial node, and lands within both the Industrial Situational Compatibility Zone and the Industrial Sanctuary are located in close proximity to the subject site (approximately ¼ mile south and east). Given the industrial nature of the surrounding area, the proposed land use amendment to LI is consistent with FLUE Policy 1.1.21 as it provides land for industrial uses and furthers the goal of meeting or exceeding the amount of land required to accommodate anticipated growth.

A JEA availability letter dated July 8, 2024 was provided by the applicant. Water and sewer connections are not available within ¼ mile of the property currently. According to the land use amendment application, the site is served by private well and septic. These conditions are supported by FLUE Policy 1.2.8.

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.

### **Northwest Vision Plan**

The subject property is located within the boundaries of what is identified as of the Northwest Vision Plan (September 2003). While the Vision Plan does not specifically address the industrial areas throughout the district, the Plan recommends creating centers and focusing development on nodes and along corridors. These themes are supported by the proposed land use amendment as it furthers the concept of Imeson Road as an industrial corridor.

### **Strategic Regional Policy Plan**

The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

Policy 8: Create a more vibrant regional entrepreneurial and innovation ecosystem.

The proposed amendment would allow for more industrial land within an increasingly industrialized area; thereby creating an ecosystem that is accommodating industrial development. The proposed amendment is consistent with Policy 8 of the Strategic Regional Policy Plan.

# Land Utilization and Current Land Use Map

