



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

November 6, 2025

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.: 2025-0756**

**Application for: Gateway Community Services PUD**

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**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated August 7, 2025.
2. The Original Written Description dated August 1, 2025.
3. The Original Site Plan dated July 21, 2025.

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

Planning Commission Vote: **6-0**

|                            |        |
|----------------------------|--------|
| Charles Garrison, Chair    | Aye    |
| Mon'e Holder, Vice Chair   | Absent |
| Michael McGowan, Secretary | Absent |
| Lamonte Carter             | Aye    |
| Amy Fu                     | Aye    |

|                  |     |
|------------------|-----|
| Ali Marar        | Aye |
| Dorothy Gillette | Aye |
| D.R. Repass      | 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', with a stylized, flowing script.

**Erin L. Abney, MPA**

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

**REPORT OF THE PLANNING DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0756 TO**  
**PLANNED UNIT DEVELOPMENT**

**NOVEMBER 6, 2025**

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council in comments and recommendations regarding Application for Rezoning Ordinance **2025-0756** to Planned Unit Development.

***Location:*** 555 Stockton St, 0 & 563 Osceola St, 0 & 544 Claude St  
Between Claude St, Irene St, Stockton St & Edison Ave

***Real Estate Numbers:*** 065139-0010, 065139-0000, 091638-0000, 091640-0000, 089629-0000, 089589-0000

***Current Zoning Districts:*** Commercial Community General-2 (CCG-2)

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

***Current Land Use Category:*** Community General Commercial (CGC)

***Planning District:*** Northwest, District 5

***Council District:*** District-7

***Applicant/Agent:*** Hayden Phillips, Esq.  
Rogers Towers, P.A.  
1301 Riverplace Blvd, Suite 1500  
Jacksonville, FL 32207

***Owner:*** Osceola Street Properties, LLC  
555 Stockton Street  
Jacksonville, FL 32204  
  
Gateway Community Services, Inc.  
555 Stockton Street  
Jacksonville, FL 32204

***Staff Recommendation:*** **APPROVE**

### **GENERAL INFORMATION**

Application for Planned Unit Development **2025-0756** seeks to rezone approximately 6.35± acres of land from Commercial Community General-2 (CCG-2) to Planned Unit Development (PUD). The rezoning to PUD is being sought to allow for the continuation and expansion of the existing Gateway Community Services campus located at 555 Stockton Street. The business as it exists today includes a private non-profit drug and alcohol rehabilitation agency offering services including detoxification, residential, outpatient treatment programs for people of all ages, transitional recovery housing and more. This PUD is being sought as a result of the planned expansion and redevelopment of its existing facilities on the Property. The PUD also includes recently closed and abandoned portion of Osceola Street which was approved through Ordinance 2025-0401.

The PUD differs from the conventional zoning code by providing for site-specific access requirements, variations from the parking standards in Part 6, limits permitted uses and provides for site-specific landscaping and buffering requirements due to the unique configuration of the Property.

### **CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The 6.35-acre subject site is located at 555 Stockton Street, between Edison Avenue and Irene Street. According to the City's Functional Highways Classification Map, Stockton Street and Edison Avenue are both classified as collector roadways, while Irene Street is classified as a local roadway. The site is located within the boundaries of the North Riverside Neighborhood Action Plan (2003) and has one Florida Master Site File (Site ID DU17514). Further, the site is also located within Planning District 5 (Northwest), Council District 7, and the CGC land use category within the Urban Priority Development Area. The applicant seeks to rezone the property from CCG-2 to PUD in order to allow for the continuing existence and expansion of the Gateway Community Services campus located on the property.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development

that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

The maximum gross density for CGC in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre when centralized potable water and wastewater services are available to the site. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. Based on the JEA Availability of Services Letter submitted with the rezoning application, the site appears to have access to central water and sewer services.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC category described in the 2045 Comprehensive Plan.

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**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 discourage proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

**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.

**Downtown Brownfields Pilot Program Area**

The property is located within the Downtown Brownfields Pilot Program Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfields Area by City Council Resolution Number 2000-125-A. The property owner may request that the property be designated a Brownfields Site. A Brownfields Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tax credits may be available for properties designated as a Brownfields Site.

**North Riverside Neighborhood Action Plan (2003)**

The site is located within the boundaries of the North Riverside Neighborhood Action Plan. The Plan does not have any specific recommendations for the subject site; however, the Plan has central themes of enhancing the neighborhood through redevelopment and revitalization. The proposed use of a rehabilitation center does not detract from the character of the area and will serve the residents of the community. Therefore, the proposed rezoning is consistent with the Plan.

***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) & (B) above.

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development request permits the development of commercial uses. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of the proposal Planned Unit Development shall be based on the following factors:

**The use of existing and proposed landscaping:** Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code with the following additional provisions. Landscaping standards shall be applied taking into consideration all proposed uses within the PUD and the entire PUD site as a whole. For reference, the landscaping and buffering that will be provided in this PUD is shown on the overall landscaping plan for Lots A, B, and C.

**The treatment of pedestrian ways:** Sidewalks shall be provided as required in the 2045 Comprehensive Plan and the Subdivision Regulations, Chapter 654, Ordinance Code.

**Traffic and pedestrian circulation patterns:** As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced from Osceola Street, Short Street, Irene Street and Stockton Street.

The subject site is approximately 6.35 acres and is located between Stockton Street, a collector roadway, and Claude Street, a local roadway. Stockton Street between Riverside Avenue and Beaver Street is currently operating at 30% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 11,000 vpd.

The applicant is requesting up to 62,600 SF of a detox facility which falls under assisted living (ITE Code 254) which could produce 262 daily trips.

**The use and variety of building setback lines, separations, and buffering:** Due to the existing nature of the structures on the site and the limited setbacks, specifically the building on Parcel RE: 065139-0000, the setbacks for the development will be 0 feet along the front and sides, and 8 feet at the rear. These proposed setbacks are consistent with the CCG-2 district, except for the reduction of the rear setback from 10 feet to 8 feet.

**The use and variety of building sizes and architectural styles:** Buildings, structures, and signage within the PUD shall be architecturally compatible with each other.

#### **(5) External Compatibility**

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The 6 acres development property is located just south of Edison Avenue and north of the I-10 West Expressway. Surrounding properties are developed out with a mix of commercial and industrial uses where the primary zoning is either CCG-2 or Industrial light. Expansion of the existing business to neighboring parcels would be compatible with surrounding developments.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

| Adjacent Property | Land Use Category | Zoning District | Current Use          |
|-------------------|-------------------|-----------------|----------------------|
| North             | CGC               | CCG-2           | Warehouse/Storage    |
| East              | CGC               | CCG-2           | FDOT Office          |
| South             | CGC               | CCG-2           | I-10 Expressway      |
| West              | LI                | IL              | Office/Manufacturing |

#### **(6) Intensity of Development**

The proposed development will be consistent with the Community General Commercial (CGC) functional land use category and the proposed expansion of the existing Gateway Community Services campus. The PUD is appropriate at this location because it is consistent with the surrounding uses.

**The availability and location of utility services and public facilities and services:**

Essential services, including water, sewer, and gas, as required to serve the project shall be permitted on the site. Water, sanitary sewer and electric will be provided by JEA.

#### ***(7) Usable open spaces plazas, recreation areas.***

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

#### ***(8) Impact on wetlands***

Any development that occurs within wetland areas, if any, are required to be permitted in accordance with local, state, and federal requirements.

#### ***(9) Listed species regulations***



No wildlife survey was required as the project is less than the 50-acre threshold.

***(10) Off-street parking including loading and unloading areas.***

Parking shall be provided within the PUD in accordance with Part 6 of the Zoning Code. Parking requirements shall be applied taking into consideration all proposed uses and the entire PUD site as a whole. A minimum of 203 parking spaces shall be required within the PUD, which shall include a total of 8 ADA compliant parking spaces.

***(11) Sidewalks, trails, and bikeways***

Pedestrian access shall be installed in accordance with the 2045 Comprehensive Plan.

**SUPPLEMENTARY INFORMATION**

The applicant provided photo evidence and sign posting affidavit to the Planning Department on **October 15, 2025** that the Public Notice Signs had been posted on the property.



**RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning Department that the Application for Rezoning Ordinance **2025-0756** be **APPROVED** with the following exhibits:

1. The Original Legal Description dated August 7, 2025.
2. The Original Written Description dated August 1, 2025.
3. The Original Site Plan dated July 21, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0756** be **APPROVED**.



**Aerial View**

*Source: JaxGIS Maps*



**View of Subject Property from Irene Street**

*Source: Google Maps (March 2025)*





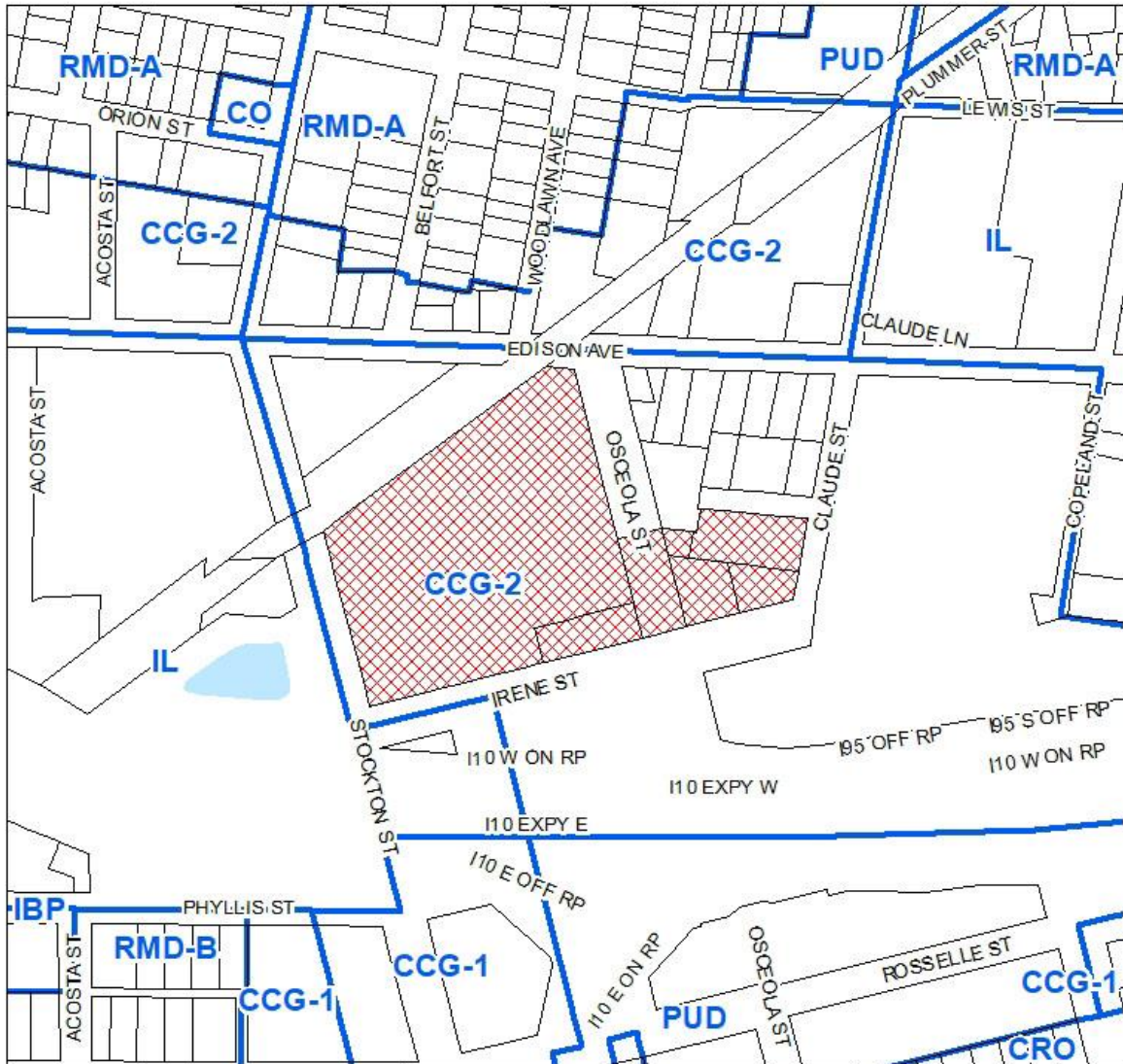
**View of Portion of Osceola Street Closed**

*Source: Google Maps (March 2025)*



**View of Subject Property from Stockton Street**

*Source: Google Maps (March 2025)*

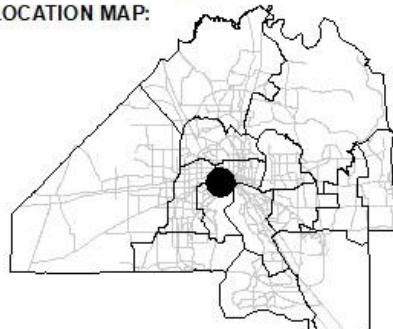


REQUEST SOUGHT:

**FROM: CCG-2**

**TO: PUD**

LOCATION MAP:



0 100 200 400  
Feet

COUNCIL DISTRICT:

**7**

ORDINANCE NUMBER

**ORD-2025-0756**

TRACKING NUMBER

**T-2025-6443**

**EXHIBIT 2  
PAGE 1 OF 1**



## Planning Department

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

### MEMORANDUM

**TO:** Kaysie Cox  
Current Planning Division

**FROM:** Sophie Fogg  
Community Planning Division

**RE:** 2025-756 – Gateway Community Services PUD

**DATE:** October 22, 2025

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

#### **Description of Proposed Rezoning Application**

Current Land Use: Community/General Commercial (CGC)

Proposed Land Use: N/A

Current Zoning: Commercial Community/General - 2 (CCG-2)

Proposed Zoning: Planned Unit Development (PUD)

Total Acres: 6.35 acres

#### **Comprehensive Land Use Policy Analysis**

**Is the proposed rezoning consistent with the functional land use category identified in the 2045 Comprehensive Plan?**

YES

☒☐

#### **ZONING REQUEST:**

The applicant seeks this rezoning to provide for the continuing existence and expansion of the existing Gateway Community Services campus located on the property.

## LAND USE CATEGORY CONSISTENCY REVIEW:

The 6.35-acre subject site is located at 555 Stockton Street, between Edison Avenue and Irene Street. According to the City's Functional Highways Classification Map, Stockton Street and Edison Avenue are both classified as collector roadways, while Irene Street is classified as a local roadway. The site is located within the boundaries of the North Riverside Neighborhood Action Plan (2003) and has one Florida Master Site File (Site ID DU17514). Further, the site is also located within Planning District 5 (Northwest), Council District 7, and the CGC land use category within the Urban Priority Development Area. The applicant seeks to rezone the property from CCG-2 to PUD in order to allow for the continuing existence and expansion of the Gateway Community Services campus located on the property.

Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development that includes residential uses is preferred to provide support for commercial and other uses. Vertical integration of a mix of uses is encouraged.

Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

The maximum gross density for CGC in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre when centralized potable water and wastewater services are available to the site. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. Based on the JEA Availability of Services Letter submitted with the rezoning application, the site appears to have access to central water and sewer services.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC category described in the 2045 Comprehensive Plan.

**To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application 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 application.**

### Future Land Use Element:

- |               |                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Goal 1        | To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment 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 1.1.9  | 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 1.1.22 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 ½ 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 on 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

|               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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  | <p>The following rights shall be considered in local decision making:</p> <ol style="list-style-type: none"> <li>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.</li> <li>2. The right of a property owner to use, maintain, develop, and improve his or her property for personal user for the use of any other person, subject to state law and local ordinances.</li> <li>3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.</li> </ol> |



4. The right of a property owner to dispose of his or her property through sale or gift.

**The proposed rezoning has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the rezoning application 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 low sensitivity for the presence of archaeological resources. 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 500-foot Height and Hazard Zone for Jacksonville Naval Air Station (NAS Jax) and the Herlong Recreational Airport. 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 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.

#### **Downtown Brownfields Pilot Program Area**

The property is located within the Downtown Brownfields Pilot Program Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfields Area by City Council Resolution Number 2000-125-A. The property owner may request that the property be designated a Brownfields Site. A Brownfields Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential

presence of a hazardous substance, pollutant, or contaminant. Tax credits may be available for properties designated as a Brownfields Site.

**North Riverside Neighborhood Action Plan (2003)**

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