

Report of the Jacksonville Planning Department

Small-Scale Future Land Use Map Amendment – April 11, 2025

Ordinance/Application No.: 2025-208 / L-6020-25C

Property Location: 9325, 9321, and 9239 Garden Street, between Sierra Oaks Boulevard and Messer Road

Real Estate Number(s): 002870-0000; 002870-0010; and 002870 0020 (portion)

Property Acreage: 16.13 acres

Planning District: District 5, Northwest

City Council District: District 12

Applicant: Hayden Phillips, Esq.

Current Land Use: Agriculture (AGR)

Proposed Land Use: Low Density Residential (LDR)

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

For residential development consistent with the market and area.

BACKGROUND

The 16.13-acre subject property includes a single-family residential home and is located on the north side of Garden Street, a collector roadway, between Sierra Oaks Boulevard and Messer Road. The site is close to the intersection with Jones Road, a collector roadway. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from AGR to LDR in the Suburban Area, with a companion rezoning application from AGR to PUD in order to build a maximum of 71 single-family dwellings. The companion rezoning, Ordinance 2025-209, is pending concurrently with this application.

Just south of the property, Ordinance 2024-480-E changed the land use from AGR to LDR to allow the owner to split the lot for one additional single-family home. The area is a growing residential area of town. West of the subject property, Ordinance 2016-3-E

changed the land use from AGR to LDR on a 10 acre site; this site is developed with single-family homes. East of the site, Ordinance 2024-94-E changed the land use from AGR to NC on a 4 acre parcel; this site is currently undeveloped. Southeast of the site, the land use was changed from AGR to LDR in 2005. The site is an established subdivision. Southwest of the site at the southeast corner of Garden Street and Jones Road, in 2024, Ordinance 2024-663-E changed the land use from NC to CGC on 2.0 acres of land. This site is undeveloped. Also southwest of the site, at the southwest corner of Garden Street and Jones Road, Ordinance 2023-852-E changed the land use from NC to CGC on a 33 acre site. This site is currently undeveloped.

The areas immediately surrounding of the subject site are in the AGR and LDR land use categories. There are several single-family subdivisions near the site. Aside from the subdivisions in the area, there are single-family homes and undeveloped land.

More specific uses along with the zoning and land use categories are listed below.

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

North: Land Use: Agriculture (AGR – 2002-1086-E)

Zoning: AGR, Planned Unit Development (PUD – 2002-1087-E)

Property Use: Undeveloped land, single-family residential

South: Land Use: AGR, Low Density Residential (LDR – 2024-480-E)

Zoning: AGR, Residential Low Density-100A (RLD-100A – 2024-481-E),
RLD-90 (2008-969-E)

Property Use: Single-family residential

East: Land Use: AGR, Neighborhood Commercial (NC – 2024-94-E)

Zoning: AGR, Commercial Neighborhood (CN – 2024-95-E)

Property Use: Single-family residential, Undeveloped, Borrow pit

West: Land Use: AGR (2002-1086-E), LDR (2016-3-E), Conservation (CSV –
2016-241-E)

Zoning: PUD (2002-1087-E), RLD-80 (2016-4-E), CSV (2016-242-E)

Property Use: Single-family residential, undeveloped

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.

Land Use Amendment Impact Assessment - Application Number L-6020-25C

Development Analysis		16.13 Acres	
Development Boundary	Suburban Development Area		
Roadway Frontage Classification / State Road	Garden Street – Collector Road		
Plans and/or Studies	Northwest Vision Plan		
Site Utilization	Current: Single Family, Vacant	Proposed: Residential Development	
Land Use / Zoning	Current: AGR/AGR	Proposed: LDR / PUD	
Development Standards for Impact Assessment	Current: 1 DU / 2.5 acres	Proposed: 5 DU / Acre	
Development Potential	Current: 6 DU	Proposed: 80 DU	
Net Increase or Decrease in Maximum Density	Increase of 74 DU		
Net Increase or Decrease in Potential Floor Area	N/A		
Population Potential	Current: 15 People	Proposed: 212 People	
Special Designation Areas			
Aquatic Preserve	No		
Evacuation Zone	No		
Airport Environment Zone	500’ height restriction zone for OLF Whitehouse and Jax International Airport		
Industrial Preservation Area	No		
Cultural Resources	No		
Archaeological Sensitivity	Low and high		
Historic District	No		
Coastal High Hazard	No		
Adaptation Action Area	No		
Groundwater Aquifer Recharge Area	0”-4”		
Wellhead Protection Zone	No		
Boat Facility Siting Zone	No		
Brownfield	No		
Public Facilities			
Potential Roadway Impact	697 net new daily trips		
Potential Public School Impact	46 additional students		
Water Provider	JEA		
Potential Water Impact	Increase of 19,684 gpd		
Sewer Provider	JEA		
Potential Sewer Impact	Increase of 14,763 gpd		
Potential Solid Waste Impact	Increase of 192 tpy		
Drainage Basin/Sub-basin	Trout River / Trout River and Bay Drain		

Development Analysis		16.13 Acres
Recreation and Parks		None in close proximity
Mass Transit Access		No
Natural Features		
Elevations		44' to 47'
Land Cover		1100: Residential, low density - less than 2 dwelling units/acre 2110: Improved pastures (monocult, planted forage crops) 4110: Pine flatwoods
Soils		14: Boulogne fine sand, 0-2% slopes 24: Hurricane and Ridgewood soils, 0-5% slopes 32: Leon find sand, 0-2% slopes 35: Lynn haven fine sand, 0-2% slopes 58: Pottsburg fine sand, high, 0-3% slopes
Flood Zones		No
Wetlands		No
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 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).

The applicant intends to use JEA central water and sewer. A JEA availability letter dated September 26, 2024, is included in the companion rezoning application. According to the letter, there is an existing 16-inch water main within the Garden Street right-of-way. The letter of availability lists 3 central sewer connection points:

- 8-inch gravity main along Sierra Oaks Blvd (backup power/pony pump may be required)
- 12-inch force main at the intersection of Garden Street and Imeson (approximately 2.5 miles)
- 12-inch force main along Jones Road, approximately 3,800 feet south of Garden Street

Connection to the JEA-owned sewer system for the project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main, minimum 4-inch diameter.

The maximum gross density in the Suburban Area shall be 7 units per acre when full urban services are available to the site and there shall be no minimum density; except as provided herein.

The maximum gross density shall be 2 units per acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.

The maximum gross density shall be 4 units per acre and the minimum lot size shall be $\frac{1}{4}$ of an acre if either one of centralized potable water or wastewater services are not available

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 $\frac{1}{4}$ mile from the proposed subdivision.
 - b. Each lot is a minimum of $\frac{1}{2}$ 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.

Transportation

The subject site is 16.13 acres and is located on Garden Street, a collector roadway. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 5. The applicant proposes to change the existing land use from Agriculture (AGR) to Low Density Residential (LDR).

Comprehensive Plan Consistency:

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

Transportation Element

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 57 daily trips. If the land use is amended to allow for this proposed LDR development, this will result in 754 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment is 697 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

Current Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Diverted & Pass-By Trips	Daily Trips
AGR	210	6 DUs	T = 9.43 (X)	57	0	57
				Total Trips for Existing Land Use- Scenario 1		57
Proposed Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Diverted & Pass-By Trips	Daily Trips
LDR	210	80 DUs	T = 9.43 (X)	754	0	754
				Total Trips for Proposed Land Use- Scenario 1		754
			Scenario 1 Difference in Daily Trips			697

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

School Capacity

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 16.13-acre proposed land use map amendment has a development potential of 80 dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

In evaluating the proposed residential development for school concurrency, the following results were documented:

Application Review Request: COJ PDD: School Impact Analysis
Proposed Name: L-6020-25C Garden Street
Requested By: Eric Hinton
Reviewed By: Levenne Orjagas
Due: 3/31/2025

Analysis based on maximum dwelling units: 30

School Type	CSA ¹	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 2, 7 & 8
Elementary	1	10,763	53%	5	55%	7,057	2,551
Middle	1	6,238	70%	32	81%	1,862	91
High	1	6,752	71%	5	64%	764	2,252
				46			

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-120

MS-041

HS-072

0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

The available seats in the CSA and adjacent CSAs include concurrency reservations.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

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

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

Objective 3.1 **Adopted Level of Service (LOS) Standards**
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

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

Supplemental School Information:

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

Application Review Request: CJP PDD: Baseline Checklist Review
Proposed Name: L-6020-25C Garden Street
Requested By: Eric Hinton
Reviewed By: Levenne Griggs
Due: 3/31/2025

Analysis based on maximum dwelling units: 80

SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
George W. Carter ES#158	1	9	598	298	50%	54%
Matthew Gilbert MS#146	1	3	799	569	71%	55%
William E. Raines HS #105	1	5	1829	1384	75%	80%
		17				

NOTES:

- ¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)
- ² Does not include ESF & room exclusions

³ Student Distribution Rate

ES-120
MS-041
HS-072
0.233

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (103,363) by the number of total permitted housing units (443,232) for the same year, generating a yield of 0.233.

Aquifer Recharge

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

Infrastructure Element – Aquifer Recharge Sub-Element (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.

Airport Environment Zone

The site is located within the 500-foot Height and Hazard Zone for the Jacksonville International Airport and 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 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.

Archaeological Sensitivity

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

PROCEDURAL COMPLIANCE

Upon site submittal of the sign posting affidavit and accompanying photos, the required notices of public hearing signs were posted on April 2, 2025. Forty-five (45) 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 March 31, 2025. No one from the public attended the meeting.

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 therefore encouraged to employ urban development characteristics as defined in this Plan.

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|---------------|---|
| 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 | <p>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:</p> <ul style="list-style-type: none">A. Foster vibrant, viable communities and economic development opportunities;B. Address outdated development patterns; and/orC. 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 the JEA Collection Systems available within a five (5) year period.

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

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.

According to the Category Description within the Future Land Use Element (FLUE), Agriculture (AGR) in all of the Development Areas is intended to provide agricultural uses and to preserve the existing rural character of outlying areas of the City. 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 timeframe. 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. The maximum gross density is 1 dwelling unit / 2.5 acres.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to, single-family and multi-family dwellings and commercial retail sales and service. The maximum gross density in the Suburban Area shall be seven (7) units/acre when full urban services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be 1/4 of an acre if either one of centralized potable water or wastewater services are not available. According to the subject amendment application, the development will be utilizing JEA sewer and water.

The subject site is located on the north side of Garden Street within the Suburban Development Area. A JEA availability letter dated September 26, 2024, is included in the companion rezoning application. According to the letter, there is an existing 16-inch water main along Garden Street right-of-way. JEA identifies 3 connection points for central sewer. The primary connection point is along Sierra Oaks Boulevard. The first of 2 secondary points of connection is approximately 3/4 of a mile south of the site along Jones Road. The second site is approximately 2.5 miles east of the site at the corner of Garden Street and Imeson Boulevard. Because central sewer and water are available and the development intends to connect to central sewer and water services, the maximum density for the site is 7 DU / acre. The land use amendment is consistent with Policy 1.2.8.

The amendment to LDR is located on a collector roadway and results in a compatible development pattern with residential land uses surrounding the property and existing LDR development just east and north of the site. Just southeast of the property, Ordinance 2005-1208-E changed the land use from AGR to LDR on a 98 acre site; there are now single-family neighborhoods in this area. West of the subject property, Ordinance 2016-3-E changed the land use from AGR to LDR on a 10 acre site. This site is developed with single-family homes. The subject site for this land use application is within 1/3 of a mile of 4 single-family subdivisions. According to the companion PUD rezoning, the intention of the applicant to develop a maximum of 71 single-family homes on the subject site, which is consistent with the density limitations of the LDR land use category and provides a compatible density with the area surrounding the subject site. The proposed amendment to LDR would also allow for the development of an underutilized property for additional housing options in the Northwest Planning District. The proposal adds to the total amount of LDR designated land for residential development needed to accommodate future growth through the planning timeframe of the 2045 Comprehensive Plan. Therefore, the amendment is consistent with FLUE Goal 1, Objective 1.1, Objective 3.1, and Policies 1.1.7, 1.1.21, 1.1.22.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the

ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Vision Plan

The subject property is located within the boundaries of the Northwest Jacksonville Vision Plan. The Northwest Planning District of Jacksonville embraces a variety of new growth opportunities from strengthening neighborhoods, protecting rural character and open space, focus on creating centers, establishing minimum standards, connecting centers, and maintaining the viability of airfield operations. The proposed amendment to LDR will support Theme 1: Strengthen existing neighborhoods and create new neighborhoods of the vision plan. With the addition of single-family homes, the housing stock in the city will continue to rise.

Strategic Regional Policy Plan

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

Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing in the northeast Florida region and create a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

Location, Current Land Use, and Utilization Map

