

## **Report of the Jacksonville Planning Department**

### **Small-Scale Future Land Use Map Amendment – March 28, 2025**

**Ordinance/Application No.:** 2025-0168 / L-6002-24C

**Property Location:** 6535 General Lee Road

**Real Estate Number(s):** 004368-0000

**Property Acreage:** 5.83 acres

**Planning District:** District 5, Northwest

**City Council District:** District 10

**Applicant:** Curtis Hart  
Hart Resources LLC.

**Current Land Use:** Low Density Residential (LDR)

**Proposed Land Use:** Medium Density Residential (MDR)

**Current Zoning:** Residential Low Density – 60 (RLD-60)

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

**Development Boundary:** Suburban Area

**RECOMMENDATION: APPROVE**

### **APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

Applicant proposes a land use change from LDR to MDR for 48 townhomes. The property is adjacent to LI and LDR. The proposed change to MDR will be consistent with the surrounding area.

### **BACKGROUND**

The 5.83-acre subject site is located to the west of Lane Avenue North, a collector roadway and north of General Lee Road, a private roadway. The applicant is proposing a Future Land Use Map (FLUM) amendment to the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Low Density Residential (LDR) to Medium Density Residential (MDR) to allow for a higher density of residential development on the site. The applicant is also proposing a companion rezoning from Residential Low Density - 60 (RLD-60) to Planned Unit Development (PUD) which is pending concurrently with this application, pursuant to Ordinance 2025-0169.

The proposed land-use amendment site is currently vacant and abuts Low Density Residential uses to the north, west and east, across Lane Ave North. The site also abuts Light Industrial (LI) Uses to the south.

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

North: Land Use: Low Density Residential (LDR) and Neighborhood Commercial (NC)  
Zoning: Residential Low Density – 60 (RLD-60), Planned Unit Development (PUD), Public Buildings and Facilities – 1 (PBF - 1)  
Property Use: Single Family Residential, Church, Office

South: Land Use: Light Industrial (LI) and Heavy Industrial (HI)  
Zoning: Industrial Light (IL) and Industrial Heavy (IH)  
Property Use: Warehouse/ Storage, Service Garage and Vehicle Repair, Light Manufacturing, Railroad

East: Land Use: LDR and LI  
Zoning: RLD-60 and PUD  
Property Use: Single Family Residential, Common Area, Vacant Residential and Union Hall

West: Land Use: LDR and LI  
Zoning: RLD-60, IL  
Property Use: Vacant Residential, Open Storage, Service Garage and Vehicle Repair, Warehouse

**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-6002-24C**

<b>Development Analysis – 5.83 acres</b>	
Development Boundary	Suburban Area
Roadway Frontage Classification / State Road	General Lee Road – Private roadway Lane Ave N- Collector roadway
Plans and/or Studies	Northwest Vision Plan

Development Analysis – 5.83 acres		
Site Utilization	Current: Single Family Residential	Proposed: Medium Density Residential
Land Use / Zoning	Current: LDR/RLD-60	Proposed: MDR/PUD
Development Standards for Impact Assessment	Current: 5 DUs/Acre	Proposed: 15 DUs/Acre
Development Potential	Current: 29 DUs	Proposed: 87 DUs
Net Increase or Decrease in Maximum Density	Increase of 58 DUs	
Net Increase or Decrease in Potential Floor Area	N/A	
Population Potential	Current: 77 People	Proposed: 204 People
Special Designation Areas		
Aquatic Preserve	No	
Evacuation Zone	E	
Airport Environment Zone	No	
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	Discharge	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	313 net new daily trips	
Potential Public School Impact	20 new students	
Water Provider	JEA	
Potential Water Impact	Increase of 12,731 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 9,548.25 gallons per day	
Potential Solid Waste Impact	Increase of 150.8 tons per year	
Drainage Basin/Sub-basin	Upstream of Trout River / Sixmile Creek	
Recreation and Parks	James Fields Park	
Mass Transit Access	No	
Natural Features		
Elevations	18-22 feet	
Land Cover	Wetland Forested Mixed (6300); Residential Low Density (1100)	

<b>Development Analysis – 5.83 acres</b>	
Soils	51- Pelham fine sand; 63- Sapelo fine sand
Flood Zones	No
Wetlands	Yes- 6300 (Wetland Forested Mixed)
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).

The applicant has provided a JEA Availability Letter, dated March 28, 2024 as part of the companion rezoning application. According to the letter, there is an existing 12-inch water main along Lane Avenue North for a potable water connection. There is also a 6-inch force main along Lane Avenue North for sewer services.

Both the land use amendment application and the companion rezoning application indicate that the site will be served by JEA water and sewer. The MDR land use category requires connection to centralized JEA and water and sewer to develop multi-family dwellings.

### **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 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.

### **Transportation**

The subject site is 5.83 acres and is located at 6535 General Lee Road, which is west of Lane Avenue N, a collector roadway. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 9. The applicant proposes to change the existing land use from Low Density Residential (LDR) Medium Density Residential (MDR).

### **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

Policy 1.2.1	The City shall use the Institute of Transportation Engineers <i>Trip Generation Manual</i> , latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.
Objective 2.4	The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.
Policy 2.4.2	The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

### **Trip Generation Estimation:**

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current LDR land use would result in 273 daily trips depending on the scenario. If the land use is amended to allow for this proposed MDR development, this will result in 586 daily trips.

### **Transportation Planning Division RECOMMENDS the following:**

The difference in daily trips for the proposed land use amendment is 313 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	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Diverted & Pass-By Trips	Daily Trips
LDR	210	29 DUs	T = 9.43 (X)	273	0	273
				<b>Total Trips for Existing Land Use- Scenario 1</b>		<b>273</b>
Proposed Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Diverted & Pass-By Trips	Daily Trips
MDR	220	87 DUs	T = 6.74 (X)	586	0	586
				<b>Total Trips for Proposed Land Use- Scenario 1</b>		<b>586</b>
			<b>Scenario Difference in Daily Trips</b>			<b>313</b>

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

## School Impacts

The 5.83 acre proposed land use map amendment has a development potential of 87 dwelling units and 20 new students. 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:

<b>Application Review Request: COJ PDD: School Impact Analysis</b> <b>Proposed Name:</b> L-6002-24C General Lee Rd <b>Requested By:</b> Kaleigh Shuler <b>Reviewed By:</b> Levarne Griggs <b>Due:</b> 3/10/2025							
Analysis based on maximum dwelling units: 8Z							
School Type	CSA <sup>1</sup>	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development <sup>3</sup>	5-Year Utilization (%)	Available Seats - CSA <sup>2</sup>	Available Seats - Adjacent CSA 2,7 & 8
Elementary	1	10,763	53%	10	55%	7,073	2,617
Middle	1	6,288	70%	4	81%	1,869	101
High	1	6,762	71%	6	64%	795	2,252
				20			

**NOTES:**

<sup>1</sup> Proposed Development's Concurrently Service Area (CSA)

<sup>2</sup> Available CSA seats include current reservations

<sup>3</sup> Student Distribution Rate

ES-.119

MS-.050

HS-.078

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 (102,110) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

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

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

#### Supplemental School Information:

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:		COJ PDD: Baseline Checklist Review					
Proposed Name:		L-6002-24C General Lee Rd					
Requested By:		Kaleigh Shuler					
Reviewed By:		Levonne Griggs					
Due:		3/10/2025					
Analysis based on maximum dwelling units:		82					
SCHOOL <sup>1</sup>		CSA	STUDENTS GENERATED (Rounded) <sup>2</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Pickett ES#205	1	10	341	158	46%	80%	
Jean Ribault MS#212	1	4	1068	519	49%	49%	
Jean Ribault HS #96	1	6	1680	1246	74%	77%	
		20					

NOTES:

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

<sup>2</sup> Does not include ESE & room exclsions

<sup>3</sup> Student Distribution Rate

ES-119

MS-050

HS-078

0.248

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 (102,110) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

## **Evacuation Zone**

The subject site is within Evacuation Zone E. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and the development potential of the proposed land use amendment change. Per EPD's response, it was determined that the impact of the subject small scale land use amendment on countywide evacuation timing would be negligible. Their complete analysis is provided below.

### Emergency Preparedness Division Comments

The proposed property in land use amendment L-6002-24C will be next to I-295 (2.5 road miles), a primary evacuation route, with access via Pritchard Road.

In consideration of all the surrounding evacuation zones (Zone A, Zone C, Zone D and Zone E), nearest evacuation routes, the estimate of 313 new daily trips, and the changes proposed through land use amendment application L-6002-24C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

### Conservation /Coastal Management Element (CCME)

Policy 7.1.6      The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

## **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 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.

### **Wetlands**

Review of City data and the applicant's proposed site plan indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant and GIS analysis 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: 2.56 acres

General Location(s): The wetlands are located in two isolated pockets located in the eastern and western areas of the application site. The western wetland area is a portion of a larger isolated wetland pocket.

Quality/Functional Value:

The wetlands have a low functional value for water filtration and flood water storage capacity due to its isolation and size. In addition, the wetland has no clear or significant impact on the City's waterways.

Soil Types/  
Characteristics:

(51) 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.

(63) Sapelo fine sand. The Sapelo series consists of nearly level, poorly drained soils that occur in depressions or flatlands. The soil is moderately slowly permeable and has a high water table at a depth of 6 to 18 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):

According to the St. Johns River Water Management District website no Environmental Resource Permit issued or applied for at this time.

Wetlands Impact: 1.76 acres of wetlands are proposed for draining and/or filling for development.

Associated Impacts: None.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

Conservation/ Coastal Management Element (CCME)

Policy 4.1.3 The following performance standards shall apply to all developments, 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 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.

Conservation/ Coastal Management Element (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**

The applicant delivered a sign posting affidavit and photographs showing that on March 14, 2025, the required notices of public hearing signs were posted. Eighty (80) 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 17, 2025. Other than the applicant, there were no members of the public in attendance to hear more information on this amendment.

## **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.

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.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Policy 3.1.12 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

#### Property Rights Element (PRE)

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

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



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

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

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

According to the category descriptions in the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan, Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicles Miles Traveled, and cul-de-sacs should be avoided. The maximum gross density in the Suburban Area shall be 7 units per acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Plan amendment requests for MDR in the Suburban Area permit residential densities at a minimum of 7 units per acre and up to 20 units per acre.

The applicant is proposing a change from LDR to MDR to allow for the building of townhome development. According to the companion PUD rezoning (Ordinance 2025-0169), the proposed townhome development would consist of eight buildings with a maximum of 55 units and access from Lane Avenue N. The PUD has been reviewed for compatibility with the character of the area consistent with FLUE Policy 1.19. The proposed amendment from LDR to MDR will result in infill development in a location along Lane Avenue North, which is a collector roadway. The proposed amendment provides a transition of uses with LDR land use to the North and East and LI to the South. The amendment will provide new housing options to meet the needs of the growing population. Therefore, the amendment is consistent with FLUE Goal 3, Policies 3.1.5 and 3.1.12. Amendment of the site's land use designation would add the potential for a more diverse housing stock on a site that fronts a collector

roadway and is supplied with full urban services. Therefore, the amendment is consistent with FLUE Goal 1, Objective 1.1, and Policies, 1.1.21 and 1.1.22.

The applicant has provided a JEA Availability Letter, dated March 28, 2024, as part of the companion rezoning application. According to the letter, there is an existing 12-inch water main and a 6-inch sewer main along Lane Ave N. Therefore, FLUE Policy 1.2.8 is satisfied.

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. While the plan does not provide specific recommendations for the subject site, redevelopment of the site supports Theme 1 of strengthening existing neighborhoods and creating new ones. Therefore, the proposed application is consistent with the goals outlined in the Northwest Jacksonville Vision Plan.

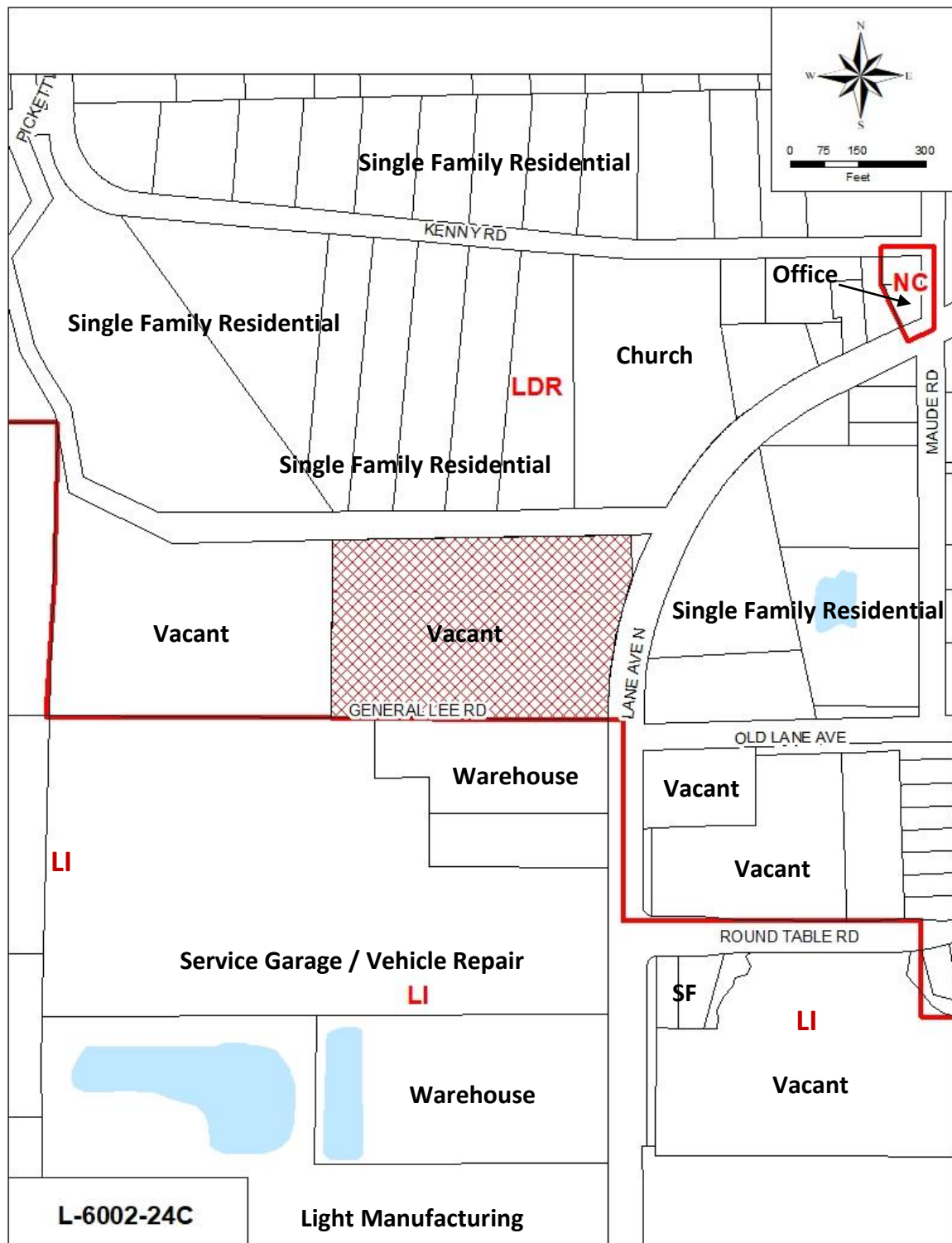
### **Strategic Regional Policy Plan**

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 types in the northeast Florida region and creating a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

## CURRENT LAND USE AND LAND UTILIZATION MAP



**WETLANDS MAP PROVIDED BY APPLICANT**

