

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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August 4, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2022-477/Application No. L-5709-22C

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairman Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2022-477 on August 4, 2022.

P&DD Recommendation

APPROVE

PC Issues:

One citizen attended and expressed concerns about flooding and drainage impacts of new development.

PC Vote:

7-0 APPROVE

David Hacker, Chair

Aye

Alexander Moldovan, Vice-Chair

Aye

Ian Brown, Secretary

Absent

Marshall Adkison

Aye

Daniel Blanchard

Aye

Joshua Garrison

Aye

Jason Porter

Aye

Jordan Elsbury

Aye

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

Sincerely,

Kristen D. Reed

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – July 29, 2022

Ordinance/Application No.: 2022-477 / L-5709-22C

Property Location: 0 and 815 Pecan Park Road, on the north side of Pecan Park Road and west of Interstate-95 / SR 9

Real Estate Number(s): 108115-0100 and 108118-0000

Property Acreage: 40.71 acres

Planning District: District 6, North

City Council District: District 7

Applicant: Paul M. Harden, Esquire

Current Land Use: Agriculture-IV (AGR-IV)

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

Applicant seeks the land use amendment to develop as residential.

BACKGROUND

The 40.71 acre subject property is located on the north side of Pecan Park Road. According to the City's Functional Highway Classification Map, Pecan Park Road is classified as a collector roadway. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture-IV (AGR-IV) to Low Density Residential (LDR) in order to permit residential development. The subject property is located within the Suburban Development Area. A companion rezoning application is pending concurrently with the land use amendment application via Ordinance 2022-478. The rezoning seeks to change the zoning district from Agriculture (AGR) to Planned Unit Development (PUD).

Currently, the majority of the property is undeveloped land with an existing structure on the southern boundary abutting Pecan Park Road. The predominant surrounding uses include single-family residential uses in the LDR land use category 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: Low Density Residential (LDR)
 Zoning: Planned Unit Development (PUD) and Agriculture (AGR)
 Property Use: Single-Family Residential

South: Land Use: Public Building Facilities (PBF) and Community/General Commercial (CGC)
 Zoning: AGR and PUD
 Property Use: Undeveloped land owned by JAA

East: Land Use: LDR and CGC
 Zoning: Rural PUD and Commercial/Community General-1 (CCG-1)
 Property Use: Undeveloped land

West: Land Use: LDR, Medium Density Residential (MDR), and Agriculture-IV (AGR-IV)
 Zoning: PUD and AGR
 Property Use: Single-Family Residential

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-5709-22C

Development Analysis	40.71 Acres	
Development Boundary	Suburban Area	
Roadway Frontage Classification / State Road	Pecan Park Road / Collector Roadway	
Plans and/or Studies	North Vision Plan / JIA CRA	
Site Utilization	Current: A Mobile Home and Undeveloped Land	Proposed: Single-Family Homes
Land Use / Zoning	Current: AGR-IV / AGR	Proposed: LDR / PUD
Development Standards for Impact Assessment	Current: 1 Dwelling Unit per 2.5 Acres	Proposed: 5 Dwelling Units per Acre

Development Analysis		40.71 Acres
Development Potential	Current: 16 Dwelling Units	Proposed: 203 Dwelling Units
Net Increase or Decrease in Maximum Density	Increase of 187 Dwelling Units	
Net Increase or Decrease in Potential Floor Area	N/A	
Population Potential	Current: 42 People	Proposed: 539 People
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	Zone E	
Airport Environment Zone	50' and 150' Height Restriction Zones, 60 dB Noise Contour, and Civilian Notice Zone	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	No	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	1,763 Net New Daily Trips	
Potential Public School Impact	50 New Students	
Water Provider	JEA	
Potential Water Impact	Increase of 49,742 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 37,307 gallons per day	
Potential Solid Waste Impact	Increase of 486 tons per year	
Drainage Basin/Sub-basin	Nassau River/Seaton Creek	
Recreation and Parks	Seaton Creek Historic Preserve	
Mass Transit Access	No Mass Transit Access in close proximity to the subject site	
Natural Features		
Elevations	15 to 24 feet	
Land Cover	4110: Pine Flatwoods 6170: Mixed wetland hardwoods 1100: Residential, low density – less than 2 dwelling units/acre 6250: Hydric pine flatwoods	
Soils	(82) Pelham Fine Sand, depressional, 0 to 2 percent slopes (51) Pelham Fine Sand, 0 to 2 percent slopes (81) Stockade Fine Sandy Loam, depressional, 0 to 2 percent slopes (66) Surrency Loamy Fine Sand, depressional, 0 to 2 percent slopes (38) Mascotte Fine Sand, 0 to 2 percent slopes	
Flood Zones	No	
Wetlands	6170: Mixed wetland hardwoods	

Development Analysis		40.71 Acres
Wildlife (applicable to sites greater than 50 acres)	No	

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).

Future Land Use Element

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

A JEA Letter of Availability dated September 22, 2021 was provided by the applicant. Availability Letter 2021-4500 identifies existing potable water and sewer connections to the subject property.

An existing 16-inch water main is located along Pecan Park Road. Additionally, an existing 6-inch force main is located along Pecan Park Road. Connection to the JEA-owned sewer system for this proposed development will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main.

Subject to connection to water and sewer, the maximum gross density for the LDR land use category in the Suburban Development 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 ¼ of an acre if either one of centralized potable water or wastewater services are not available.

Transportation

The subject site is 40.71 acres and is accessible from Pecan Park Road, a collector facility. The proposed land use amendment is located within the Suburban Development

Area and Mobility Zone 4. The applicant proposes to change the existing land use from Agriculture-IV (AGR-IV) 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 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 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 land use would result in 151 daily trips. If the land use is amended to allow for this proposed AGR-IV development, this will result in 1,914 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in 1,763 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 Pass-By Trips	Daily Trips
AGR-III	210	16 SF DUs	T = 9.43 (X)	151	0	151
				Existing Scenario 1 Total		151
Proposed Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
AGR-IV	210	203 SF DUs	T = 9.43 (X)	1,914	0	1,914
				Proposed Scenario 1 Total		1,914
Proposed Net New Daily Total						1,763

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

School Capacity

The Planning and Development Department determined the development potential of the proposed amendment to LDR. Given this, the proposed amendment could result in the development of 203 single-family dwelling units and 50 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:

Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5709-22C Pecan Park Road Requested By: Ed "Luke" Lukacovic / Abigail Trout Reviewed By: Shalene B. Estes Due: 7/15/2022							
Analysis based on maximum dwelling units: <u>203</u>							
School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/ Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 2&7
Elementary	1	10,520	53%	25	58%	8,314	3,373
Middle	1	7,527	88%	10	86%	807	791
High	1	8,087	80%	15	72%	1,116	1,778
Total New Students				50			

NOTES:

¹ Proposed Development's Concurrent Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

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 (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

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

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-5709-22C Pecan Park Road Requested By: Ed "Luke" Lukacovic / Abigail Trout Reviewed By: Shalene B. Estes Due: 7/15/2022 Analysis based on maximum dwelling units: <u>203</u>						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	25	667	703	105%	100%
Highland MS #244	1	10	1071	697	65%	75%
First Coast HS #265	7	15	2212	2194	99%	101%
		50				

NOTES:

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

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

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 (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

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 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Airport Environment Zone

The site is located within both the 50-foot and 150-foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of 50 and 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5 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.

The subject property is also located within the 60 dB Noise Contour and Civilian Notice Zone.

Approximately 8.11 acres of the amendment site section of the site is within the 60-64.99 Day-Night Sound Level (DNL) noise contour range. As such this area is within the Civilian Influence Zone for Jacksonville International Airport. In accordance with Section 656.1010, the plat for a subdivision shall indicate which lots are located within a Civilian Influence Zone. No person shall sell, transfer, or lease land within a Civilian Influence Zone, unless the prospective owner, transferee or lessee has been given a disclosure of airport proximity in writing, at the time of contract of sale, transfer, or lease.

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Policy 2.5.5C Within the 60DNL or higher area as depicted on Map L-22, entertainment assembly uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All other uses are allowed subject to disclosure requirements.

Policy 2.5.6 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on Map L-22.

This Land Use Amendment Application was routed to the Jacksonville Aviation Authority (JAA) for review. Comments from Planning and Grants Administrator, Ashley Shorter, are included below:

This site is located east of the Jacksonville International Airport and adjacent to airport property and Runway 8/26. Both of the parcels (108118-0000 & 108115-0100) falls within the 60 DNL noise contour of Runway 8/26. The Federal Aviation Administration (FAA) does not consider noise sensitive land uses within the 60 DNL to be significantly impacted, however aircraft noise is present and may be an annoyance to noise sensitive land uses. The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. The FAA requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C Hazardous Wildlife Attractants on or near Airports.

The parcels also fall within the Airport's FAR Part 77 Surfaces. Development heights should remain below these Surfaces to prevent creating an airspace obstruction for the existing airfield configuration. Airport staff are available to discuss Part 77 limitations in further detail. A 7460-1 Notice of Proposed Construction should be submitted through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction.

Community Redevelopment Agency

This land use amendment application was routed to the Jacksonville International Airport Community Redevelopment Agency (CRA). Redevelopment Manager, Karen Nasrallah, provided the following comments:

There is not a requirement for the proposed project to come before the JIA CRA Advisory Board for review. Projects located in the Renew Arlington CRA and the KingSoutel Crossing CRA do require review and approval by the Advisory Boards

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. Their complete analysis is below.

EPD Evaluation:

The proposed properties in land use amendment L-5709-22C will be in close proximity to Pecan Park Road, indicating sufficient access to I-295 (4.78 road miles) and I-95 (0.68 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zone (Zone E), nearest evacuation routes, and the estimate of 1,763 additional daily trips, the development of the proposed property could create a localized impact to the traffic flow on I-295 and I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5709-22C may have a localized impact with major countywide evacuation (Zones A-E) clearance times within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged.

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.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city’s geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed rezoning may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 6.17 acres

General Location(s): The southern portion of the property that abuts Pecan Park Road

Quality/Functional Value: The wetland has a low functional value for water filtration attenuation 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/ (81) Stockade fine sandy loam, depressional, 0 to 2 percent slopes
(66) Surrency loamy fine sand, depressional, 0 to 2 percent slopes
The stockade and surrency soil series consists of nearly level, very poorly drained soils. These soils form in thick sandy and loamy marine sediments.

Wetland Category: Category III

Consistency of Permitted Uses: Uses permitted within Category III wetlands are subject to CCME Policies 4.1.3 and 4.1.6

Environmental Resource Permit (ERP): Not provided by applicant or on record with the St. Johns River Water Management District.

Wetlands Impact: Insufficient information to determine impacts.

Associated Impacts: No impacts.

Conservation/Coastal Management Element

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

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

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i the habitat of fish, wildlife and threatened or endangered species,
 - ii the abundance and diversity of fish, wildlife and threatened or endangered species,
 - iii the food sources of fish and wildlife including those which are threatened or endangered,
 - iv the water quality of the wetland, and
 - v the flood storage and flood conveyance capabilities of the wetland;
- (c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated

flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks

Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology

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

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

- (1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

- (a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

- (b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture
such activities are to be in compliance with Chapter 40C-44,
F.A.C.

- (2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on July 25, 2022, the required notices of public hearing signs were posted. Ninety-five (95) 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 July 18, 2022. One member of the public was present. The inquiry was on the PUD rezoning narrative, including questions about the site plan and written description for the proposed development.

CONSISTENCY EVALUATION

Consistency with 2030 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 further described in each land use plan category.

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 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
A. Fosters vibrant, viable communities and economic development opportunities;
B. Addresses outdated development patterns;
C. Provides 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.
- Policy 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.
- Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
- 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 3.1 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 the citizens. 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 2030 Comprehensive Plan and Land Development Regulations.
- Policy 3.1.6 The City shall provide 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.

Recreation and Open Space Element (ROSE)

Policy 2.2.2 The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

Policy 2.2.3 A residential subdivision development of 100 lots or more shall provide at least one acre of useable uplands for every 100 lots (and any fraction thereof), or 5% of the total useable uplands area to be platted, whichever is less, to be dedicated as common area and set aside for active recreation. There may be up to two areas for each 100 lots, and the areas shall be a minimum of 0.5 acres in size, unless otherwise approved by the Planning and Development Department, or by the City Council as part of a Planned Unit Development Zoning District.

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 Descriptions of the Future Land Use Element (FLUE), Agriculture-IV (AGR-IV) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the city. The principal activities allowed in these categories are agriculture and related uses. Residential uses are permitted at very low densities or as a component of Rural Villages where uses are clustered to limit their impact on surrounding character. AGR-IV allows for a maximum density of one unit per 2.5 acres.

According to the Future Land Use Element (FLUE), the Low Density Residential (LDR) land use category is intended to provide for low density residential development. Principle uses include but are not limited to single-family and multi-family dwellings. The maximum gross density in the Suburban Area shall be 7 units per acre when full urban services are available to the site.

The subject site is located north of Pecan Park Road within the Suburban Development Area. According to the JEA Letter of Availability dated September 22, 2021, the subject site has existing potable water and wastewater connection points along Pecan Park Road. An existing 16-inch water main is located along Pecan Park Road. Additionally, an existing 6-inch force main is located along Pecan Park Road. The proposed development shall be seven (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 ¼ of an acre if either one of centralized potable water or wastewater services are not available. Therefore, the proposed amendment is consistent with FLUE Policies 1.1.20 and 1.2.9.

The amendment to LDR results in a compatible land use for the area that will allow for development of additional housing options in the North Planning District to accommodate for future growth and development through the planning timeframe of the 2030 Comprehensive Plan. The proposed land use will be consistent with the neighboring properties and will allow future residential use on the property. Therefore, the amendment is consistent with FLUE Goals 1 and 3, Objectives 1.1 and 3.1, and Policies 1.1.5 and 3.1.6.

The proposed amendment is requesting a change from Agriculture-IV (AGR-IV) to Low Density Residential (LDR) to permit residential development. According to the companion PUD rezoning Written Description, Ordinance 2022-478, states 8.65 acres of recreation area and open space with a maximum of 113 lots. Therefore, the amendment is consistent with ROSE Policies 2.2.2 and 2.2.3.

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 as well as Policies 1.1.1 and 1.1.2.

Vision Plan

The subject site is located within the boundaries of the North Jacksonville Vision and Master Plan. There are no specific recommendations for this area within the Plan. However, the proposed residential development would provide a variety of housing

alternatives, encourage economic growth in the area and is promoted within the boundaries of the Vision Plan.

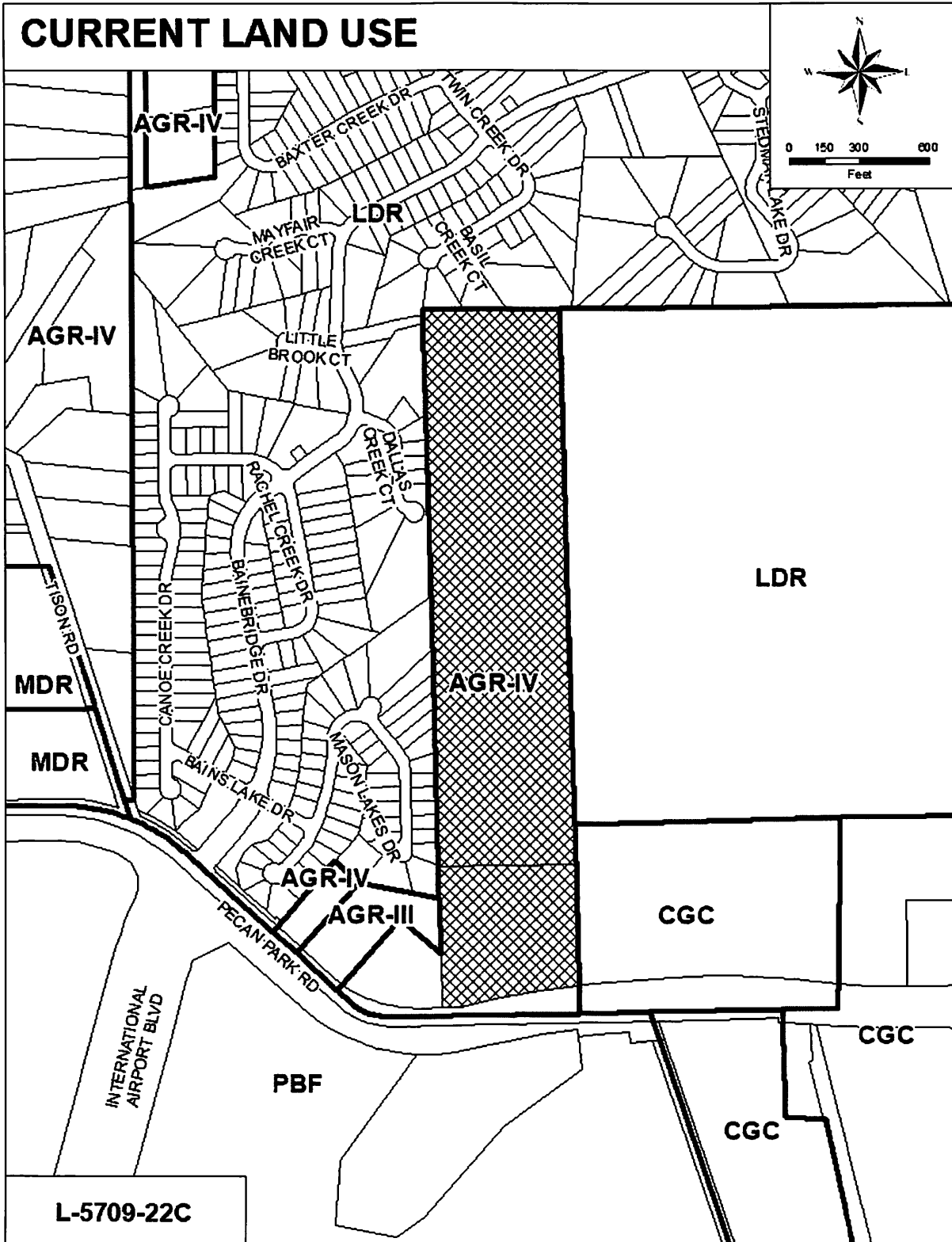
Strategic Regional Policy Plan

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 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.

LAND USE AMENDMENT CURRENT LAND USE MAP



LAND USE AMENDMENT SITE LAND UTILIZATION MAP

