

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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www.coj.net

September 22, 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. 2022-630/Application No. L-5701-22C

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

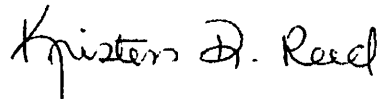
Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2022-630 on September 22, 2022.

P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	8-0 APPROVE

David Hacker, Chair	Aye
Alexander Moldovan, Vice-Chair	Aye
Ian Brown, Secretary	Aye
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,

Handwritten signature of Kristen D. Reed in cursive script.

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
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Jacksonville, FL 32202
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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – September 16, 2022

Ordinance/Application No.: 2022-630 / L-5701-22C

Property Location: 0 Gracy Road, 0 Castle Pines Court and 0 Chaffee Road South between Lauren Oak Lane and Sherman Hills Parkway

Real Estate Number(s): 012900-0510 and portion of 012886-0150

Development Area: Suburban Area

Property Acreage: 19.20 acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: Thomas O. Ingram, Esquire

Current Land Use: Community/ General Commercial (CGC)

Proposed Land Use: Low Density Residential (LDR)

Current Zoning: Planned Unit Development (PUD) (115.86 acres)

Proposed Zoning: Planned Unit Development (PUD) (115.86 acres)

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

The CGC land use designations relate back to a Planned Unit Development known as Duval Park Place Course, an envisioned equestrian racing facility approved in 1990 under Ordinance 90-123-103. The other portions of the Duval Park Race Course PUD were previously the subject of rezonings and land use amendments to Low Density Residential uses, and parts of this CGC area are within the Vista Bay PUD (2021-230-E), zoned for single family. All of the surrounding Future Land Use designations are LDR.

BACKGROUND

The subject 19.20 acre site is currently undeveloped and has an address of 0 Gracy Road, 0 Castle Pines Court and 0 Chaffee Road South between Lauren Oak Lane and Sherman Hills Parkway. The subject site only has frontage on the northeast side of Chaffee Road

South and at that location Chaffee Road South is a local roadway. However, according to the Functional Highways Classification Map, Chaffee Road South becomes an arterial road further north of the subject site. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Community /General Commercial (CGC) to Low Density Residential (LDR), with a companion rezoning application from Planned Unit Development (PUD) to PUD to develop the property as a single-family subdivision (with a large storm water retention lake). The companion rezoning, Ordinance 2022-631 is pending concurrently with this application.

Southwest of the subject site and across Chaffee Road South are Business Park (BP) and Residential-Professional-Institutional (RPI) land use categories. LDR immediately surrounds the rest of the site. More specific land use categories and zoning districts with property uses are listed below.

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

North: Land Use: LDR

Zoning: PUD, Rural Residential-Acre (RR-Acre)

Property Use: Vacant underdeveloped timberland and proposed Vista Bay PUD for single-family residential dwellings

South: Land Use: LDR, RPI, CGC

Zoning: PUD, Commercial Residential Office (CRO), Commercial Community/General-1 (CCG-1)

Property Use: Blue Lake Estates single-family subdivision, vacant undeveloped land, warehouse

East: Land Use: LDR, CGC

Zoning: PUD, Public Buildings and Facilities-2 (PBF-2)

Property Use: Blue Lake Estates single-family subdivision, vacant undeveloped land, wetlands

West: Land Use: LDR, BP,RPI

Zoning: PUD, RR-Acre, Industrial Business Park (IBP)

Property Use: Vacant underdeveloped timberland, proposed Vista Bay PUD for single-family residential dwellings, Cecil Commerce Center Expressway

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.

Where there is not an associated site specific policy or note on the Annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use categories that permit residential uses in order to assess the potential impacts. Supplemental information related to these impacts are depicted as scenario 2 in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Land Use Amendment Impact Assessment - Application Number L-5701-22C

Development Analysis		19.20 acres
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Gracy Road – Local Roadway Chaffee Road South – Local Roadway	
Plans and/or Studies	Southwest Jacksonville Vision Plan	
Site Utilization	Current: Vacant land	Proposed: Single family subdivision
Land Use / Zoning	Current: CGC / PUD	Proposed: LDR / PUD
Development Standards for Impact Assessment	Current: Scenario 1: 0.35 FAR Scenario 2: 0.35 (20% non-residential) and 15 DUs/acre (80% residential)	Proposed: 5 Single family dwelling units per acre
Development Potential	Current: Scenario 1: 292,723 sq. ft. of commercial space Scenario 2: 58,545 sq. ft. of commercial space and 230 multi-family DUs	Proposed: 96 Single family dwelling units
Net Increase or Decrease in Maximum Density	Scenario 1: Increase of 96 DUs Scenario 2: Decrease of 134 DUs	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Decrease of 292,723 sq. ft. Scenario 2: Decrease of 58,545 sq. ft.	
Population Potential	Current: Scenario 1: 0 People Scenario 2: 540 People	Proposed: 255 People
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Airport Environment Zone	150 feet Height Restriction Zone for Cecil Field and Herlong Recreational Airport	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low Sensitivity	
Historic District	No	

Development Analysis		19.20 acres
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	0 to 4-inch Recharge area	
Evacuation Zone	No	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	Scenario 1: 0 increase in daily trips Scenario 2: 0 increase in daily trips	
Potential Public School Impact	Increase of 23 new students	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Increase of 10,900 gpd Scenario 2: Decrease of 31,441 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Scenario 1: Increase of 8,174.9 gpd Scenario 2: Decrease of 23,581 gpd	
Potential Solid Waste Impact	Scenario 1: Decrease of 218.8 tons per year Scenario 2: Decrease of 442.1 tons per year	
Drainage Basin/Sub-basin	Drainage Basin – Ortega River Sub-drainage Basin – Ortega River	
Recreation and Parks	Bent Creek Golf Course	
Mass Transit Access	Bus stop # 2577 at 103 rd Street and Samaritan Way; Route 30	
Natural Features		
Elevations	82 to 86 feet above mean sea level	
Land Cover	3200 – Shrub and brushland, 4419 – Pine plantation and 6460 – Mixed scrub-shrub wetland	
Soils	(35) Lynn Haven fine sand, (32) Leon fine sand and (22) Evergreen-Wesconnett complex	
Flood Zones	No	
Wetlands	Yes; Category III	
Wildlife (applicable to sites greater than 50 acres)	Not applicable	

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet has been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely to prepare this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer, and Reuse for New Development Projects document (latest edition). A JEA letter of service availability has been provided and is on file with the Planning and Development Department.

The applicant intends to use JEA water and sewer for the site development. According to the JEA Letter, there is an existing 12-inch water main on Samaritan Way at Sherman Hills Parkway, an existing 16-inch water main on Chaffee Road South at Lauren Oak Lane and a 16-inch water main on Stratton Road just west of Stratton Lane. In addition, there is an 8-inch sanitary sewer force main on Chaffee Road South at Lauren Oak Lane and an existing 12-inch sewer force main on Stratton Road just west of Stratton Lane.

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.

Transportation

The subject site is 19.20 acres and is accessible from Chaffee Road South, a minor arterial facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 6. The applicant proposes to change the existing land use from Community General Commercial (CGC) 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

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.

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 land use would result in 8,342 or 3,877 daily trips. If the land use is amended to allow for this proposed LDR development, this will result in 905 daily trips for both scenarios.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in no 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 as a result of this land use amendment.

Table A
Trip Generation Estimation Scenarios

Current Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	820	292,723 SF	T= 37.01 (X) /1000	10,834	2,492	8,342
					Total Trips for Existing Land Use-Scenario 1	
					8,342	
Current Land Use-Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC-N	821	58,545 SF	T= 67.52 (X) /1000	3,953	1,581	2,327
CGC-R	220	230 MD DU's	T= 6.74 (X)	1,550	0	1,550
					Total Trips for Existing Land Use-Scenario 2	
					3,877	
Proposed Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
LDR	210	96 MF DU's	T = 9.43 (X)	905	0	905
					Total Trips for Proposed Land Use	
					905	
					Scenario 1 Difference in Daily Trips	
					0	
					Scenario 2 Difference in Daily Trips	
					0	

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 19.20 acre proposed land use map amendment has a development potential of 96 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.

Evaluation of the proposed residential development for school concurrency as shown in "Attachment A".

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office. The analysis does not reveal a deficiency in school capacity.

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:

Attachment "B" shows 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.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for Cecil Field and Herlong Recreational Airport. Zoning will limit development to a maximum height of less than 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 the 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.

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.

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 protections. 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

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian

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 Floridian Aquifer Recharge GIS grid coverage.

Wetlands

Review of information submitted by the applicant 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 amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 4.30 Acres

General Location(s): Located isolated pockets throughout the proposed application site. The designated GIS wetlands will have inclusions of non-wetlands on higher elevations.

Quality/Functional Value:

The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.

Soil Types/

Characteristics: (22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are located in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.

(35) Lynn Haven fine sand – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained, sandy soils. These soils formed in thick beds of sandy marine sediments. They are located on flats and in seep areas on side slopes and are moderately permeable and moderately rapidly permeable. Generally, the high water table is at or near the soil surface.

Wetland Category: Category III

Consistency of Permitted Uses:

Development must stay out of the wetlands unless permit is

granted. (See Policy 4.1.3 uses below.

Environmental Resource

Permit (ERP): At this time of review, the proposed development does not have a “Formal Wetlands Determination” or an ERP permit. However, a permit will be required for any future wetland alteration. Mitigation will be required.

Wetlands Impact: The wetlands have been hydraulically reduced from ditching to lower the water table for previous silvicultural operations. Silviculture is exempt from wetlands regulations providing water direction does not change from leaving the property. Proposed subdivision roads, lots and stormwater management are not exempt and therefore will require environmental resource permits and approved mitigation for alteration of wetlands from the St. Johns River Water Management District.

Associated Impacts: Impacts of wetlands will be from road, stormwater, drainage to lower the water table and lot development.

Relevant Policies:

Conservation/Coastal Management Element

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

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:

- (1) **Encroachment**
In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (a) **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

(b) 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

(c) 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

(d) 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

(e) Hydrology

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

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 August 26, 2022, 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 August 29, 2022. One member of the public had some concerns on whether trees are to be cut.

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.

- 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 1.1.10 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 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

Policy 1.1.21 Future 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 of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. 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 1.2.9 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 may be 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.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Recreation Open Space Element

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 2.2.4 A residential subdivision development of 25 lots to 99 lots shall pay a recreation and open space fee of two-hundred-fifty (\$250) dollars per lot or provide at least four hundred thirty-five (435) square feet of useable uplands for each lot (and any fraction thereof), to be dedicated as common area and set aside for active recreation. The City shall use recreation and open space fees collected pursuant to this subsection to improve, enhance, expand, or acquire recreation areas within the same Planning District in which the fees are paid.

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 within the Future Land Use Element (FLUE), the CGC land use category in the Suburban Area is intended to provide compact development in nodal and corridor development patterns. Principal uses in the CGC category include, but are not limited to, commercial retail sales and service establishments including auto sales; restaurants; hotels and motels; offices; and multi-family dwelling units at a density of up to 20 dwelling units per acre.

LDR in the Suburban Development Area is 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. Residential development is permitted at up to seven (7) dwelling units per acre where centralized water and sewer is available.

According to the JEA Letter, there is an existing 12-inch water main on Samaritan Way at Sherman Hills Parkway, an existing 16-inch water main on Chaffee Road South at Lauren Oak Lane and a 16-inch water main on Stratton Road just west of Stratton Lane. In addition, there is an 8-inch sanitary sewer force main on Chaffee Road South at Lauren Oak Lane and an existing 12-inch sewer force main on Stratton Road just west of Stratton Lane. Therefore, the site can be served by central water and sewer services consistent with FLUE Policy 1.2.9.

The subject site abuts and is adjacent to the LDR and use category on the north, east, south and west. Business Park (BP) and Residential-Professional-Institutional (RPI) is located on the southwest side of Chaffee Road South across the street from the subject site. These are transitional land use categories which are considered acceptable categories adjacent to LDR residential areas. Consistent with the category description, the proposed LDR land use would serve as compatible residential land consistent with FLUE Goal 3 and Policy 1.1.22.

The subject site is underutilized vacant land located in the Suburban Area with access to full urban services. The proposed amendment to LDR would allow for increased housing options on an underutilized property, and as such, is consistent with FLUE Objectives 3.1 and 6.3 and Policy 3.1.6. The site will have a negligible impact on the amount of land needed to accommodate single-family residential uses. The proposed amendment to LDR maintains a balance in the area. Therefore, the amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

The companion PUD will provide for buffers and site design techniques to promote compatibility with the surrounding areas of the amendment site and a gradation of uses and scale transition. The companion PUD addresses design elements, and the location of uses, internal roads and access points. The companion PUD rezoning provides consistency with FLUE Policies 1.1.10 and 1.1.12.

The projected potential single-family dwelling units for the land use amendment site is 96 dwelling units. However, the land use amendment is portion of a larger companion PUD rezoning. According to the PUD site plan, approximately 376 single family dwelling units are proposed at the larger site. Any development resulting from the proposed land use amendment shall comply with ROSE Policies 2.2.2 and 2.2.4 regarding the provision of recreation and open space and will be evaluated for consistency during the site plan review.

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 "Suburban Area" and Cecil Field Character Area of the Southwest Jacksonville Vision Plan (September 2003). While the Plan offers no specific recommendations for the location of the subject site, an implementation option listed under the guiding theme of "Strengthen existing neighborhoods and create new neighborhoods," states: "In the traditional, suburban and rural areas, create a vision for groups of neighborhoods" to create a cohesive community. The proposed land use amendment would allow for additional housing options on an underutilized property, thereby adding to the surrounding existing community. Given this, the proposed amendment is consistent with the Southwest Vision Plan.

Strategic Regional Policy Plan

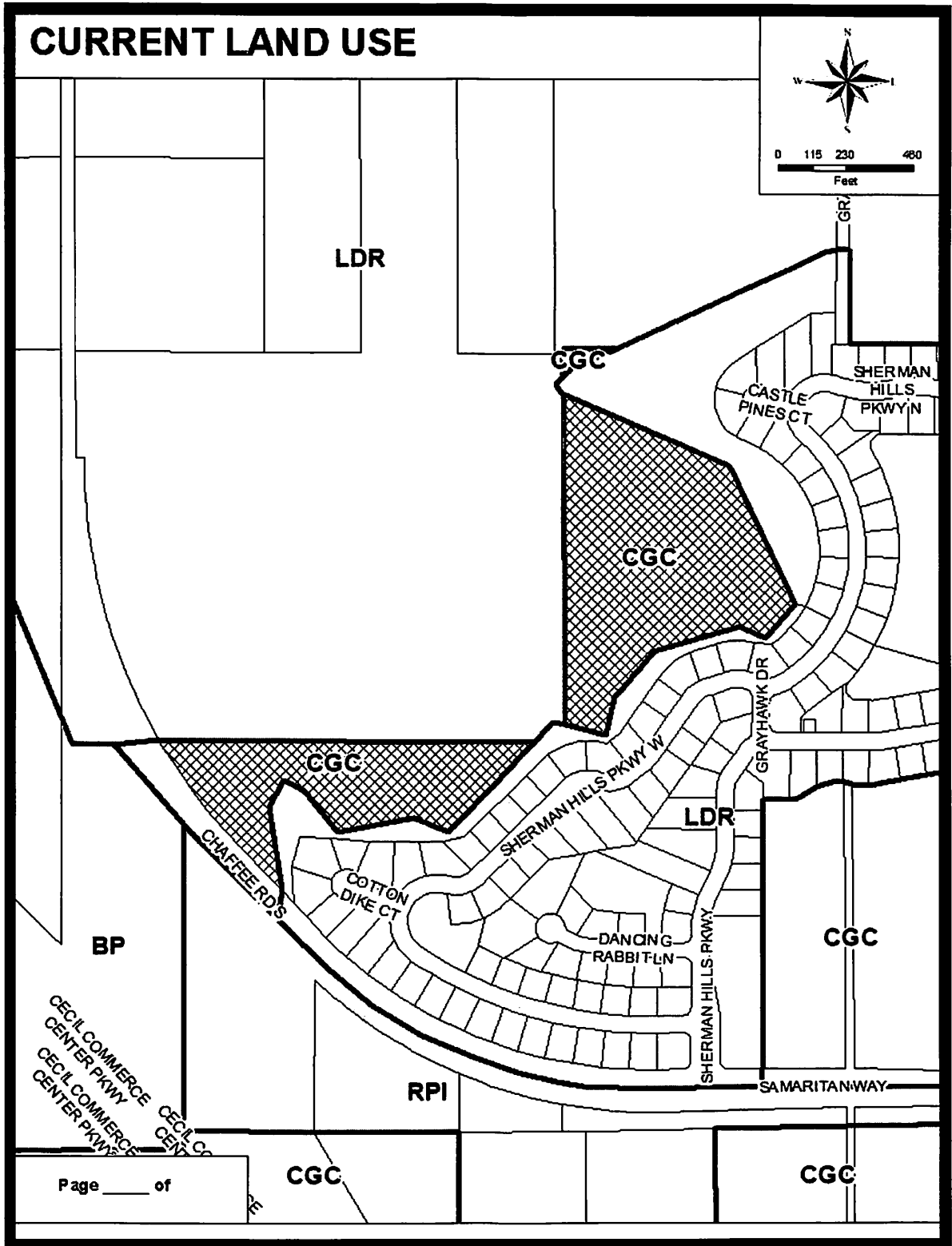
The proposed amendment is consistent with the following Objective of the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (March 2021), Housing and Health:

STRATEGIC ISSUE: HOUSING AND HEALTH

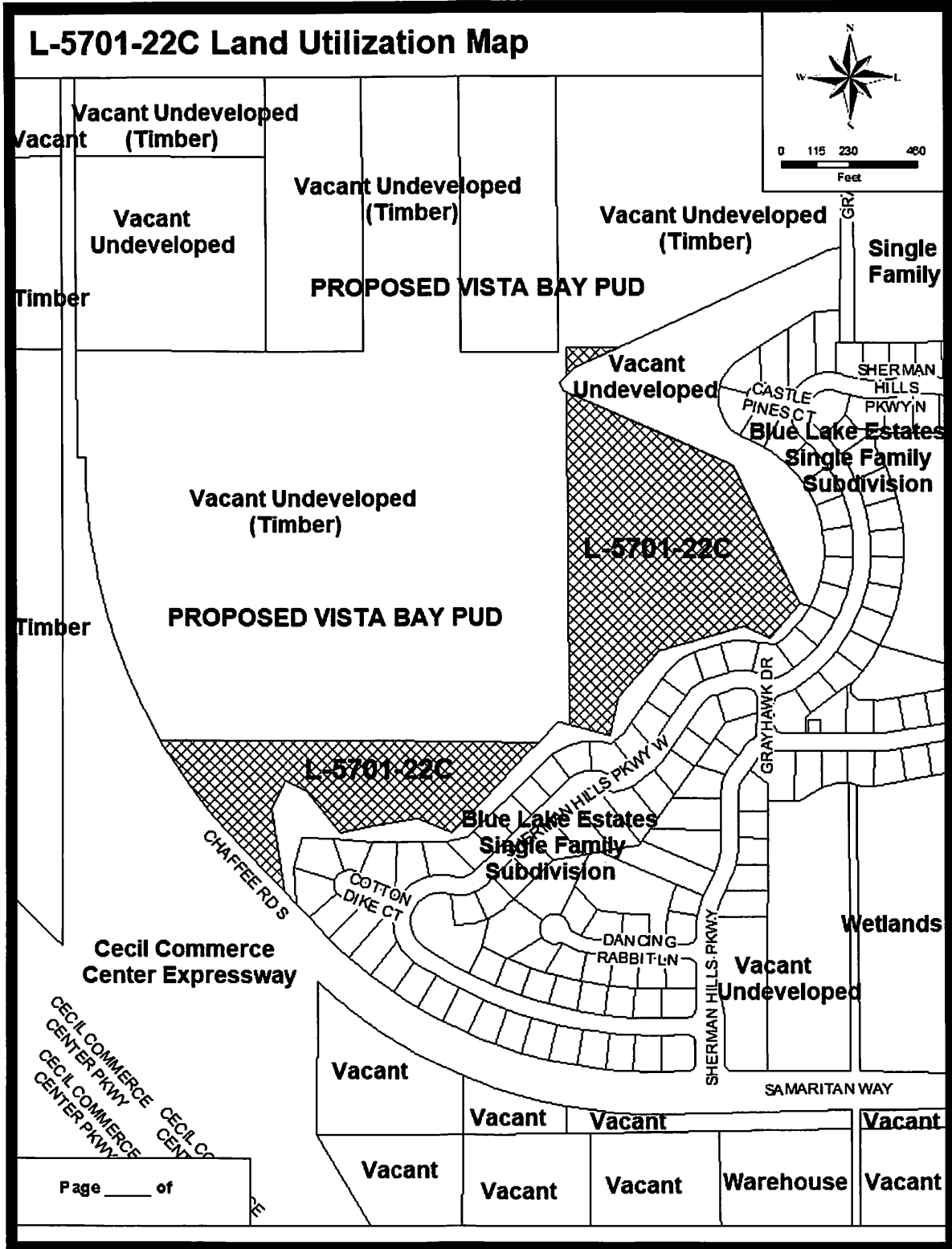
OBJECTIVE: Housing stock that is safe and free from environmental hazards that can be detrimental to health.

The proposed land use amendment results in additional housing in the area resulting in consistency with this objective of the Housing and Health Strategic Issue.

Current Land Use Map



Land Utilization Map



Attachment A – School Impact Analysis

Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5701-22C Chaffee Road South Requested By: Ed "Luik" Lukacovic Reviewed By: Shalene B. Estes Due: 8/26/2022							
Analysis based on maximum dwelling units: 96							
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 1&2
Elementary	8	5,659	78%	12	85%	2,364	10,998
Middle	7	1,109	67%	4	68%	707	891
High	8	2,633	87%	7	64%	378	2,137
Total New Students				23			

NOTES:

¹ Proposed Development's Concurrency 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.

Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: L-5701-22C Chaffee Road South Requested By: Ed "Luke" Lukacovic Reviewed By: Shalene B. Estes Due: 8/26/2022 Analysis based on maximum dwelling units: 96						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Westview K8 #274	8	12	1498	1303	87%	87%
Westview K8 #274	8	4	1498	1303	87%	87%
Edward White Academy #248	2	7	2071	1512	73%	73%
		23				

Attachment B

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.