

# City of Jacksonville, Florida

*Lenny Curry, Mayor*

City Hall at St. James  
117 W. Duval St.  
Jacksonville, FL 32202  
(904) 630-CITY  
www.coj.net

April 6, 2023

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. 2023-166/Application No. L-5789-22C**

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

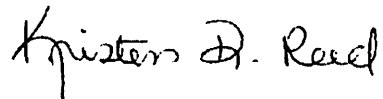
Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2023-166 on April 6, 2023.

P&DD Recommendation	APPROVE
PC Issues:	None
<b>PC Vote:</b>	<b>6-0 APPROVE</b>

Alexander Moldovan, Chair	Aye
Ian Brown, Vice-Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Aye
Jordan Elsbury	Aye
David Hacker	Absent

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

Sincerely,



Kristen D. Reed, AICP  
Chief of Community Planning Division  
City of Jacksonville - Planning and Development Department  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202  
(904) 255-7837  
[KReed@coj.net](mailto:KReed@coj.net)

Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – March 31, 2023

**Ordinance/Application No.:** 2023-166 / L-5789-22C

**Property Location:** 0 118<sup>th</sup> Street and 0 Kohn Street, Between Blanding Boulevard and Jammes Road

**Real Estate Number(s):** 097894-0000 and 097898-0000

**Property Acreage:** 3.92 Acres

**Planning District:** District 4, Southwest

**City Council District:** District 9

**Applicant:** Zach Miller, Esquire

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

**Proposed Land Use:** Residential-Professional-Institutional (RPI)

**Development Area:** Suburban Development Area

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

**Proposed Zoning:** Commercial, Residential and Office (CRO)

***RECOMMENDATION: APPROVE***

**APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

To allow for a transition from the CGC and the MDR to the east to the LDR to the west, allowing residential uses and low intensity commercial uses.

**BACKGROUND**

The 3.92-acre subject site is located on the north side of 118<sup>th</sup> Street, a collector roadway, and on the south side of Kohn Street, a local roadway, and between Blanding Boulevard (SR-21) to the east and Jammes Road to the west. The site is vacant and undeveloped.

The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan from LDR to RPI in the Suburban Development Area to develop the site with residential and commercial

uses. The land to the north and east is undeveloped. Abutting the property to the south is a small group home and further south, the land is undeveloped. Abutting the property to the west is a single-family residence. Further west is a church.

Approximately half of the eastern edge of the subject site abuts land that was changed from LDR to CGC pursuant to 2021-429-E.

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

North: Land Use: Low Density Residential (LDR)  
Zoning: Rural Residential – Acre (RR-Acre), Planned Unit Development (PUD)  
Property Use: Undeveloped

South: Land Use: LDR  
Zoning: Residential Low Density – 60 (RLD-60), RR-Acre  
Property Use: Single-family residence; Undeveloped

East: Land Use: Community/General Commercial (CGC), Medium Density Residential (MDR) and Low Density Residential (LDR)  
Zoning: PUD, RLD-60, and Residential Medium Density – A (RMD-A)  
Property Use: Single Family residential, Vacant, Outdoor Storage and Car Dealership (at Blanding Boulevard)

West: Land Use: LDR  
Zoning: RR-Acre, RLD-60, Public Buildings and Facilities -2 (PBF-2)  
Property Use: Single-family residence, Church

## **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

<b>Development Analysis</b>		<b>3.92 acres – 170,755 sq. ft.</b>
Development Boundary	Suburban Development Boundary	
Roadway Frontage Classification / State Road	118 <sup>th</sup> Street – Collector, Kohn Street – Local Roadway	
Plans and/or Studies	Southwest Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: Residential and low intensity commercial uses
Land Use / Zoning	Current: LDR / RLD-60	Proposed: RPI / CRO
Development Standards for Impact Assessment	Current: 5 DU/Acre	Proposed: Scenario 1: 0.5 FAR Scenario 2: 0.5 FAR (10%) and 15 DU/Acre (90%)
Development Potential	Current: 19 SF DU	Proposed: Scenario 1: 85,378 sq. ft. Scenario 2: 8,538 sq. ft. and 52 MF DU
Net Increase or Decrease in Maximum Density	Scenario 1: Decrease 19 DU Scenario 2: Increase 33 DU	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Increase 85,378 sq. ft. Scenario 2: Increase 8,538 sq. ft.	
Population Potential	Current: Scenario 1: 50 people Scenario 2: 50 people	Proposed: Scenario 1: 0 people Scenario 2: 122 people
<b>Special Designation Areas</b>		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	No	
Airport Environment Zone	300' Zone – Jax NAS	
Industrial Preservation Area	No	
Cultural Resources	None	
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	N/A	
Brownfield	No	
<b>Public Facilities</b>		
Potential Roadway Impact	Scenario 1: 746 Net new daily trips Scenario 2: 264 Net new daily trips	
Potential Public School Impact	Increase of 11 students	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Increase 937 gpd Scenario 2: Increase 7,765 gpd	
Sewer Provider	JEA	

<b>Development Analysis</b>		<b>3.92 acres – 170,755 sq. ft.</b>
Potential Sewer Impact	Scenario 1: Increase 703 gpd Scenario 2: Increase 5,824 gpd	
Potential Solid Waste Impact	Scenario 1: Increase 87.2 tons per year Scenario 2: Increase 99.46 tons per year	
Drainage Basin/Sub-basin	Major – Ortega River Sub – Fishing Creek	
Recreation and Parks	Jammes Road Park	
Mass Transit Access	Rt. 31, approximately 0.4 miles away on Blanding Boulevard	
<b>Natural Features</b>		
Elevations	19' to 22'	
Land Cover	1100: Residential, low density, < 2 DU/Acre 6300: Wetland Forested Mixed	
Soils	63 – Sapelo Fine Sand, 0-2% slopes 66 – Surrency Loamy Fine Sand, Depressional, 0-2% slopes	
Flood Zones	0.2% - 1.85 acres AE – 0.1 acres	
Wetlands	1.16 Acres Cat. III – (63) – Sapelo Fine Sand	
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 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 established shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

According to a provided JEA availability letter, dated 12/15/2022, there are two sewer mains at the property on 118<sup>th</sup> Street. One is a 12-inch main and the other is an 8-inch main. There is a 16-inch water main along 118<sup>th</sup> Street. JEA provided no special conditions in the letter of availability.

**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 3.92 acres and is accessible from 118th St, a collector facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 7. The applicant proposes to change the existing land use from Low Density Residential (LDR) to Residential Professional Institutional (RPI).

### **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 179 daily trips. If the land use is amended to allow for this proposed RPI development, this will result in 925 or 443 daily trips depending on the scenario.

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

The difference in daily trips for the proposed land use amendment is an increase of 746 or 264 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	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
LDR	210	19 SF DU	T= 9.43 (X)	179	0	179
				<i>Total Trips for Existing Land Use</i>		<b>179</b>
Proposed Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RPI	710	85,378 SF	T = 10.84 (X) / 1000	925	0	925
				<i>Total Trips for Proposed Land Use- Scenario 1</i>		<b>925</b>
Proposed Land Use-Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RPI- N	710	8,538 SF	T = 10.84 (X) / 1000	93	0	93
RPI- R	220	52 MF DUs	T = 6.74 (X)	350	0	350
				<i>Total Trips for Proposed Land Use- Scenario 2</i>		<b>443</b>
				<b>Scenario 1 Difference in Daily Trips</b>		<b>746</b>
				<b>Scenario 2 Difference in Daily Trips</b>		<b>264</b>

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 3.92 acre proposed land use map amendment has a development potential of up to 52 multi-family dwelling units (scenario 2). 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.

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.

<b>Application Review Request:</b> COJ PDD: Baseline Checklist Review <b>Proposed Name:</b> L-5789-22C 118th Street <b>Requested By:</b> Ed "Luke" Lukacovic / Eric Hinton <b>Reviewed By:</b> Shalene B. Estes <b>Due:</b> 3/8/2023  Analysis based on maximum dwelling units: 52						
SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded) <sup>2</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20-Day Count (2022/23)	% OCCUPIED	4 YEAR PROJECTION
Cedar Hills ES #97	2	6	647	451	70%	66%
Westside MS #207	2	2	1029	591	57%	57%
Westside HS # 241	8	3	1786	1587	89%	75%
		11				

**NOTES:**

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

<sup>2</sup> 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.

<sup>3</sup> Does not include ESE & room exclusions

<b>Application Review Request:</b> CDJ PDD: School Impact Analysis <b>Proposed Name:</b> L-5789-22C 118th Street <b>Requested By:</b> Ed "Luke" Lukacovic / Eric Hinton <b>Reviewed By:</b> Shalene B. Estes <b>Due:</b> 3/8/2023							
Analysis based on maximum dwelling units: <u>52</u>							
School Type	CSA <sup>1</sup>	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/ Development <sup>2</sup>	5-Year Utilization (%)	Available Seats - CSA <sup>3</sup>	Available Seats - Adjacent CSA 1&7
Elementary	2	5,833	71%	6	69%	2,661	7,641
Middle	2	2,581	68%	2	65%	98	1,945
High	2	3,136	80%	3	82%	895	2,014
<b>Total New Students</b>				<b>11</b>			

**NOTES:**

<sup>1</sup> Proposed development's Concurrency Service Area (CSA)

<sup>2</sup> 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 (418,700) for the same year, generating a yield of 0.250.

<sup>3</sup> Available CSA seats include current reservations

### **Airport Environment Zone**

The site is located within the 300-foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of 300 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.

### **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 1.2.6** 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.

### **Flood Zones**

Approximately 1.85 acres of the subject site is located within the 0.2 PCT Annual Chance Flood Hazard Zone and 0.1 of an acre is in the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

0.2 PCT Annual Chance Flood Hazard – areas within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

AE – areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

**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: 1.16 acres
- General Location(s): Divided among 5 isolated portions on the subject site
- Quality/Functional Value: The wetland areas have a low functional value for water filtration attenuation and flood water storage capacity due to their isolation and size. In addition, the wetland has no clear or significant impact on the City’s waterways.
- Soil Types/ Characteristics: (63) Sapelo fine sand, 0 to 2% slopes – made up of 85-95% sapelo soil and similar components. Poorly drained and sandy 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: AE and 0.2% Annual Chance Flood Zone Hazard zone.

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**

There was a Citizen Information Meeting held on March 20, 2023, via a virtual Zoom meeting. No members of the public attended the meeting to inquire about the proposed land use change.

Upon site inspection by the Planning and Development Department on March 22, 2023, the required Notice of Public Hearings sign was posted on 118<sup>th</sup> Street. Kohn Street was inaccessible. Twenty-five (25) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing meeting dates.

## **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.

- 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 for 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 1.1.21      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 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.

**Objective 3.2** Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

**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.

**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 Description of the Future Land Use Element (FLUE), the LDR land use category provides for low density residential development for up to 7 units/acre when full urban services are available to the site.

The RPI land use category within the Suburban Development Area permits mostly low to medium density residential, with a maximum gross density of 20 units/acre, and professional office use. Generally, multi-family dwellings, office, institutional, commercial retail sales and service establishments are permitted in appropriate locations. Plan amendment requests for RPI are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. In the RPI land use category, single use developments are limited to residential or office uses.

The applicant provided a JEA Availability letter dated December 22, 2022. There are connection points for both water and sewer with no conditions provided by JEA. There is a 16-inch water main along 118<sup>th</sup> Street. There are two available sewer mains, an 8-inch and a 12-inch gravity sewer main along 118<sup>th</sup> Street. The proposed land use amendment is consistent with Policy 1.2.9.

The 3.92 acre subject site is intended to provide for the development of residential and low intensity commercial uses. The development of the property with additional housing options and supporting commercial services would further the goal to provide sufficient land for residential and business opportunities in the City. Therefore, the proposed land use amendment is consistent with FLUE Policies 1.1.5, 1.1.21 and 3.1.6.

The proposed amendment to RPI is for land located within the Suburban Development Area that is situated along a 2-lane collector road and abutting LDR, Medium Density Residential (MDR), and Community/General Commercial (CGC) land uses. The area immediately surrounding the site is sparsely developed, however there is commercial

development east of the site, apartments southeast of the site and a church and single-family residences to the west and south. The proposed RPI land use amendment and the intent for a mix of residential and office uses is a logical intensity of uses considering the land uses immediately surrounding the area. Therefore, the proposed amendment results in a compact and compatible land use pattern that promotes opportunities for interconnected land uses to reduce the need for trip generation and supports mobility options as called for in FLUE Goal 3, Objectives 1.1, 3.1, and 3.2, as well as Policies 1.1.10 and 1.1.22. The proposed amendment encourages use of an underutilized property, which has access to centralized services and sustains the viability of the surrounding residential area satisfying Objective 1.1, Policy 1.2.9, and Objective 6.3.

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, Objective 1.1 and Policies 1.1.1 and 1.1.2.

#### **Southwest Jacksonville Vision Plan**

The subject property is located within the boundaries of the Southwest Jacksonville Vision Plan (September 2003). The Plan offers no specific recommendations for the location of the subject site. However, the Plan does recommend strengthening existing neighborhoods under the Plan's "Guiding Theme One". The proposed land use amendment to RPI would increase the residential presence in the area and will strengthen the existing MDR land use abutting the subject site to the east. Therefore, the proposed development is consistent with the Southwest Jacksonville Vision Plan.

#### **Strategic Regional Policy Plan**

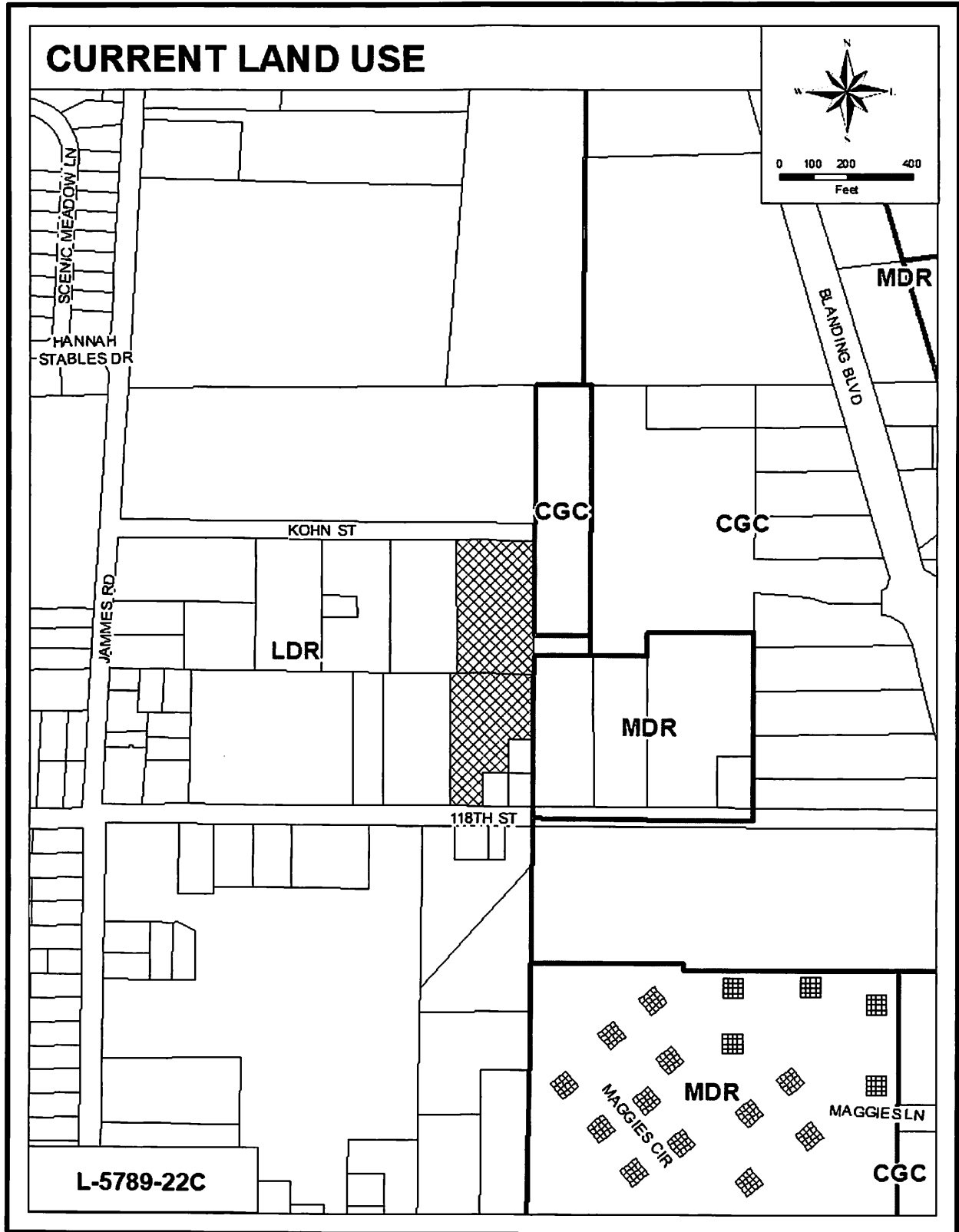
The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Regional Health Subject Area:

**Objective:** Housing Options That Provide Choices to All of Our Residents and Promote Demographic and Economic Diversity as One Way to Ensure that Our Communities are Viable and Interesting Places for the Long Term.

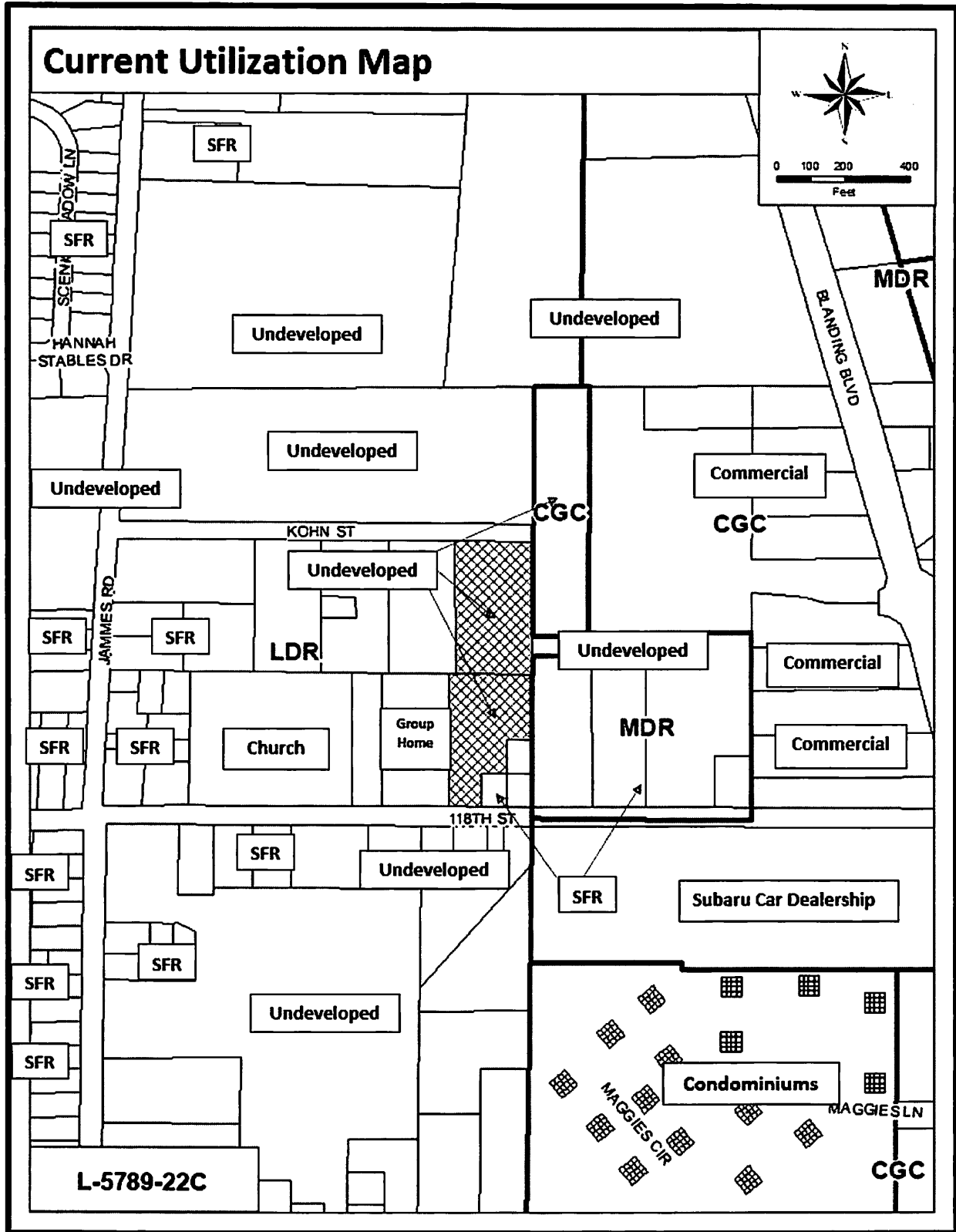
**Policy 21:** The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.

The proposed land use amendment is consistent with Policy 21 of the Regional Health Subject Area as it encourages providing more housing options in the Southwest Planning District.

# CURRENT LAND USE MAP



# CURRENT UTILIZATION MAP



**WETLANDS**

