



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
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Jacksonville, FL 32203
(904) 630-CITY

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July 1, 2024

The Honorable Randy White, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, FL 32202

RE: Planning Commission Advisory Report / Ordinance No. 2024-408/Application No. L-5933-24C

Dear Honorable Council President White, 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 2024-408 on June 20, 2024.

| | |
|---------------------|--------------------|
| P&DD Recommendation | APPROVE |
| PC Issues: | None |
| PC Vote: | 6-0 APPROVE |

| | |
|-------------------------|--------|
| Charles Garrison, Chair | Aye |
| Lamonte Carter | Absent |
| Amy Yimin Fu | Absent |
| Julius Harden | Aye |
| Moné Holder | Absent |
| Ali Marar | Aye |
| Michael McGowan | Aye |
| Jack Meeks | Aye |
| Tina Meskel | Aye |

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

Planning Commission Report
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Sincerely,



Helena A. Parola, MAURP
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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 – June 14, 2024

Ordinance/Application No.: 2024-408 / L-5933-24C

Property Location: 3653 Newcomb Road, between Hemlock Street and Interstate 295

Real Estate Number(s): 019487-0000

Property Acreage: 4.88 acres

Planning District: District 6, North

City Council District: District 8

Applicant: Zach Miller, Esq.

Current Land Use: Rural Residential (RR)

Proposed Land Use: Medium Density Residential (MDR)

Current Zoning: Residential Rural – Acre (RR-Acre)

Proposed Zoning: Residential Medium Density - A (RMD-A)

Development Boundary: Suburban Area

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To allow for the development of a residential subdivision.

BACKGROUND

The 4.88-acre subject site is located along the north side of Newcomb Road, a collector road, west of Lem Turner Road, a minor arterial road, and north of Interstate 295, a limited access highway. The site is currently undeveloped. The applicant is proposing a Future Land Use Map (FLUM) amendment from Rural Residential (RR) to Medium Density Residential (MDR) to allow for single family residential development. The applicant is also proposing a companion rezoning from Rural Residential – Acre (RR-Acre) to Residential Medium Density – A (RMD-A). The companion rezoning application, which is pending concurrently with this application, pursuant to Ordinance 2024-409.

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

North: Land Use: Rural Residential (RR), Medium Density Residential (MDR)
 Zoning: Residential Rural – Acre (RR-Acre), Planned Unit Development (PUD)
 Property Use: Single-family, Undeveloped

South: Land Use: Recreation and Open Space (ROS), MDR
 Zoning: ROS, Agriculture (AGR), PUD
 Property Use: RV Park, Interstate 295

East: Land Use: RR, Neighborhood Commercial (NC), Community / General Commercial (CGC), Business Park (BP), MDR
 Zoning: Residential Medium Density – A (RMD-A), PUD, Industrial Business Park (IBP)
 Property Use: Single-family, Undeveloped

West: Land Use: RR, ROS, Low Density Residential (LDR)
 Zoning: RR-Acre, ROS, PUD
 Property Use: Single Family, RV Park

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.

Impact Assessment Baseline Review

| Development Analysis | | |
|--|--------------------------------|--------------------------|
| Development Boundary | Suburban Area | |
| Roadway Frontage Classification / State Road | Unclassified | |
| Plans and/or Studies | North Jacksonville Vision Plan | |
| Site Utilization | Current: Vacant | Proposed: Residential |
| Land Use / Zoning | Current: RR / RR-Acre | Proposed: MDR / RMD-A |
| Development Standards for Impact Assessment | Current: 2 DUs/Acre | Proposed: 15 DUs/Acre |
| Development Potential | Current: 9 DUs | Proposed: 73 DUs |
| Net Increase or Decrease in Maximum Density | Increase of 64 Dwelling Units | |

| | | |
|--|--|------------------------|
| Development Analysis | | |
| Net Increase or Decrease in Potential Floor Area | Not applicable | |
| Population Potential | Current: 23 People | Current: 171 People |
| Special Designation Areas | | |
| Aquatic Preserve | No | |
| Evacuation Zone | Zone D | |
| Airport Environment Zone | 150' Height and hazard zone for JIA | |
| Industrial Preservation Area | No | |
| Cultural Resources | No | |
| Archaeological Sensitivity | Low | |
| Historic District | No | |
| Coastal High Hazard Area | 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 | 407 Net new daily trips | |
| Potential Public School Impact | 17 New Students | |
| Water Provider | JEA | |
| Potential Water Impact | Increase of 14,761 gallons per day | |
| Sewer Provider | JEA | |
| Potential Sewer Impact | Increase of 11,071 gallons per day | |
| Potential Solid Waste Impact | Increase of 166 tons per year | |
| Drainage Basin/Sub-basin | Trout River/Broward River | |
| Recreation and Parks | Garden City Park | |
| Mass Transit Access | No | |
| Natural Features | | |
| Elevations | 21-25 feet | |
| Land Cover | 1100: Residential low density | |
| Soils | 38 – Mascotte fine sand 63 – Sapelo fine sand 66 – Surrency loamy fine sad | |

| Development Analysis | |
|--|--------------|
| Flood Zones | No |
| Wetlands | Category III |
| Wildlife (applicable to sites greater than 50 acres) | N/A |

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA’s Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant has provided a JEA Availability Letter dated May 5, 2024. According to the letter, there is an 8-inch water main along Newcomb Road and there is a 4- inch sewer force main located along Newcomb Road. The letter also states the special condition that connection to the JEA system will require the design and construction of an onsite pump station.

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.

c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Transportation

The subject site is 4.88 acres and is located at 3653 Newcomb Road, west of Lem Turner Road (SR 15). Newcomb Road is a local roadway which provides immediate access to the property, and intersects with Lem Turner Road, a minor arterial. 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 Rural Residential (RR) to Medium Density Residential (MDR).

Comprehensive Plan Consistency:

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

Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *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 RR land use would result in 85 daily trips. If the land use is amended to allow for this proposed MDR development, this will result in 492 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment has 407 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

and Florida Department of Transportation (FDOT) for access management and 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 |
|---|-------------------|---------------------------|-------------------|--|--------------------|-------------|
| RR | 210 | 9 SF Dus | T= 9.43 (X) | 85 | 0 | 85 |
| | | | | Total Trips for Existing Land Use- Scenario | | 85 |
| Proposed Land Use-Scenario | ITE Land Use Code | Potential Number of Units | Estimation Method | Gross Trips | Less Pass-By Trips | Daily Trips |
| MDR | 220 | 73 MFDUs | T = 6.74 (X) | 492 | 0 | 492 |
| | | | | Total Trips for Proposed Land Use- Scenario 1 | | 492 |
| Scenario 1 Difference in Daily Trips | | | | | | 407 |

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

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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zones for the Jacksonville International Airport. Zoning will limit development to a maximum height of 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 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

Evacuation Zone

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

EPD Response:

The proposed property in land use amendment L-5933-24C will be in close proximity to Newcomb Road, indicating sufficient access to I-295 (0.85 road miles) and I-95 (4.55 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone D), nearest evacuation routes, and the estimate of 407 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-5933-24C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should

incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

School Capacity

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 4.8 acre proposed land use map amendment has a development potential of 73 dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

Application Review Request: COJ PDD: School Impact Analysis
 Proposed Name: L-5933-24C
 Requested By: Krista Fogarty
 Reviewed By: Levgine Gidges
 Date: 5/27/2024

Analysis based on maximum dwelling units: 73

| School Type | CSA ¹ | 2023-24 Enrollment/CSA | Current Utilization (%) | New Student/Development ² | 5-Year Utilization (%) | Available Seats - CSA ³ | Available Seats - Adjacent CSA 2, 7&8 |
|---------------------------|------------------|------------------------|-------------------------|--------------------------------------|------------------------|------------------------------------|---------------------------------------|
| Elementary | 1 | 11,216 | 56% | 9 | 57% | 1,765 | 1,764 |
| Middle | 1 | 6,876 | 80% | 3 | 86% | 901 | 683 |
| High | 1 | 7,054 | 72% | 5 | 64% | 755 | 1,040 |
| Total New Students | | | | 17 | | | |

NOTES:

¹ Proposed Development's Concurrent Service Area (CSA)

² Student Distribution Rate

ES-125

MS-651

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 Unaval County (104,577) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

³ Available CSA seats include current reservations

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

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

Public School Facilities Element

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

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

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

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

Supplemental School Information:

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

Application Review Request: **COJ PDD: Baseline Checklist Review**

Proposed Name: L-5933-24C
 Requested By: Krista Fogarty
 Reviewed By: LeVonne Griggs
 Date: 5/27/2024

Analysis based on maximum dwelling units: **73**

| SCHOOL ¹ | CSA | STUDENTS GENERATED (Rounded) ² | SCHOOL CAPACITY ³ (Permanent/Portables) | CURRENT ENROLLMENT 20-Day Count (2023/24) | % OCCUPIED | 4 YEAR PROJECTION |
|---------------------|-----|---|--|---|------------|-------------------|
| Biscayne ES #269 | 1 | 9 | 667 | 793 | 119% | 100% |
| Highlands MS #244 | 1 | 3 | 1148 | 682 | 59% | 58% |
| Jean Ribault HS #96 | 1 | 5 | 1680 | 1331 | 79% | 77% |
| | | 17 | | | | |

NOTES:

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

² 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.

³ Does not include ESE & room exclusions

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

| | |
|--------------------------------------|--|
| Approximate Size: | 0.22 of an acre |
| General Location(s): | The wetland is located in the southern center of the application site and is an isolated wetland pocket system. |
| Quality/Functional Value: | The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation and its small size. In addition, the wetland has no clear or significant impact on the City's waterways. |
| Soil Types/ Characteristics: | (66) Surrency loamy fine sand, depressional – The Surrency series consists of nearly level, very poorly drained soils that occur in depressions. These soils formed in thick sandy and loamy marine sediments. The soils are moderately permeable moderately slowly permeable. Generally, the high water table is at or above the surface. |
| Wetland Category: | Category III |
| Consistency of Permitted Uses: | Category III Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.6 shown below – conservation uses permitted. |
| Environmental Resource Permit (ERP): | Not provided by the applicant and none exists according to the St. Johns River Water Management District web site. |
| Wetlands Impact: | None proposed at the present time. |
| Associated Impacts: | None. |
| Relevant Policies: | CCME Policies 4.1.3 and 4.1.6 |

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; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

In the design and review of developments which will discharge stormwater into 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 June 5, 2024, the required notices of public hearing signs were posted. Eighteen (18) 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 June 3, 2024. One member of the public attended to speak on the proposed amendment and had questions for the applicant regarding the intended development of the subject site.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be

limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 1/2 acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

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

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 Future Land Use Element (FLUE), Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the Suburban and Rural Development Areas of the City. Generally, single-family detached housing will be the predominant development typology in this category. The maximum gross density shall be 2 units/acre when both centralized potable water and wastewater are available to the site; and the maximum gross density shall be 1 unit/acre when centralized potable water and/or wastewater are not available to the site; and there shall be no minimum density.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and can serve as transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Plan amendment requests for new MDR designations 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. Development within the category should

be compact and connected and should support multi-modal transportation. The maximum density permitted in MDR in the Suburban Area is 20 dwelling units per acre.

The applicant is proposing a change from RR to MDR to allow for residential development. The area surrounding the subject site is predominantly single family residential with land designated as ROS, associated with an RV Park, to the west and south of the subject site. The site is located within the boundaries of the Suburban Area and the proposed amendment to MDR would provide a logical extension of the MDR designated land to the east, consistent with FLUE Goal 1 and Policies 1.1.21 and 1.1.22.

The proposed change to MDR would maintain the existing residential development pattern in the area, while providing an opportunity for development of a wide variety of housing types. Therefore, the proposed amendment would maintain compatibility with the surrounding area, while providing additional residential units to serve the future growth needs of the City, consistent with FLUE Goal 3 and Policy 3.1.5.

The applicant has provided a JEA Availability Letter dated May 5, 2024. According to the letter, there is an 8-inch water main along Newcomb Road and there is a 4-inch sewer force main located along Newcomb Road. The letter also states the special condition that connection to the JEA system will require the design and construction of an onsite pump station. In accordance with FLUE Policy 1.2.8, the site will be required to connect to JEA services.

The proposed small-scale amendment would have a negligible impact on the amount of residentially designated land available to further meet the goal of meeting or exceeding the amount of land required to accommodate anticipated growth. Additionally, the property is underutilized vacant land and is considered infill redevelopment. Thus, the proposed amendment is consistent with FLUE Policy 1.1.21.

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 application site lies within the North Jacksonville Shared Vision and Master Plan area. The plan identifies the I-295/SR-9A and Lem Turner Road Interchange as a regional power center. Development in this location including large scale, automobile-oriented retail such as discount retailers, big box retailers and home stores are encouraged. The increase of residential development at this proposed amendment site will support the customer support for the commercialized interchange fulfills the goals of this 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 create a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

LAND USE AMENDMENT
FIELD / LOCATION / CURRENT LAND USE MAP

