



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

Planning Department
214 N. Hogan St., Suite 300
Jacksonville, FL 32202
(904) 630-CITY
Jacksonville.gov

November 6, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No.: 2025-0755

Application for: Revised Collins Plaza PUD

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairperson Carlucci and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning Department Recommendation: **Approve**

Planning Commission Recommendation: **Approve**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated August 25, 2025.
2. The Original Written Description dated August 25, 2025.
3. The Original Site Plan dated August 25, 2025.

Planning Commission Commentary: There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote: **6-0**

Charles Garrison, Chair	Aye
Mon'e Holder, Vice Chair	Absent
Michael McGowan, Secretary	Absent
Lamonte Carter	Aye
Amy Fu	Aye

Ali Marar	Aye
Dorothy Gillette	Aye
D.R. Repass	Aye

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin L. Abney', with a stylized, flowing script.

Erin L. Abney, MPA

Chief, Current Planning Division
Planning Department
214 North Hogan Street, 3rd Floor
Jacksonville, FL 32202
(904) 255-7817; EAbney@coj.net

REPORT OF THE PLANNING DEPARTMENT FOR
APPLICATION FOR REZONING ORDINANCE 2025-0755 TO
PLANNED UNIT DEVELOPMENT

NOVEMBER 6, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee, and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0755** to Planned Unit Development.

<i>Location:</i>	7711 Old Middleburg Rd S, 9437 Collins Rd Northeast corner of the Intersection of Collins Rd & Old Middleburg Rd S
<i>Real Estate Number(s):</i>	016361-0074 & 016361-0058
<i>Current Zoning District(s):</i>	Planned Unit Development (PUD 2023-0747-E)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community/ General Commercial (CGC)
<i>Planning District:</i>	Southwest, District 4
<i>Council District:</i>	District-14
<i>Applicant/Agent:</i>	Paul Harden, Esq. Law Office of Paul M. Harden 1431 Riverplace Blvd, Suite 901 Jacksonville, Florida 32207
<i>Owner:</i>	Pruthvi Patel Vrihi Development LLC 1795 Wild Dunes Circle Orange Park, Florida 32065
<i>Staff Recommendation:</i>	APPROVE

GENERAL INFORMATION

Application for Planned Unit Development **2025-0755** seeks to rezone approximately 6.45 acres of land from Planned Unit Development (**PUD 2023-0747-E**) to a new Planned Unit Development. The rezoning is being sought to allow a major modification to the existing PUD to add additional uses, including a service station, oil change facility, and auto laundry. The submitted site plan depicts the proposed build-out of Parcel 4 to include 5,562 square feet of commercial development for an Express Oil Change and Full Service Auto Care facility. No other changes are proposed than what exist under the current PUD entitlements on the property today.

PUD Ord. 2023-0747-E was approved with the following condition:

1. Any development shall connect to JEA sewer facilities and evidence of connection shall be provided with permitting.

The Planning Department has reviewed the conditions of the enacted ordinance and forwards the following comments:

1. The Planning Department does not recommend forwarding this condition as development has started on the property through other outparcels where the property has provided evidence of connections to JEA sewer facilities. Additionally, JEA has provided a memorandum dated October 27, 2025 where JEA has no objections to the proposed development and final project design will have to meet the JEA Design Standards in effect at the time of construction plan approval.

CRITERIA FOR REVIEW

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?

Yes. The 6.45-acre subject site consists of two parcels and is located at the northeast intersection of Old Middleburg Road South and Collins Road, both minor arterial roads. The property is located within the Community / General Commercial (CGC) land use category, the Suburban Development Area, Council District 14, and Planning District 4 (Southwest). In 2023, the land use on the subject site's northern parcel was amended from Low Density Residential (LDR) to CGC, per Ordinance 2023-746-E. In 2021, the land use on the subject site's southern parcel was amended from LDR to CGC, per Ordinance 2021-167-E. Additionally, across Collins Road to the south and approximately ¼ mile west of the site is the Argyle Forest Development of Regional Impact.

According to the Category Descriptions of the Future Land Use Element (FLUE), CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Suburban Area is intended to provide

development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density for CGC in the Suburban Area shall be 20 units/acre and there shall be no minimum density unless otherwise stated in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. Residential uses are included as a permissible use by exception in the PUD written description. A JEA Availability of Services Letter and a Binding Letter submitted with the PUD rezoning application indicate that the site will be served by JEA water and sewer.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC category described in the 2045 Comprehensive Plan.

(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?

Yes. This proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan, and furthers the following goals, objectives and policies contained herein, including:

Future Land Use Element:

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.

The subject properties are located at the corner of Collins Road and Old Middleburg Road South, both of which are minor arterial roadways. The location at two minor arterial roadways is considered appropriate for commercial development. The proposed development is located less than half mile from the Master Planned Development, Argyle Forrest.

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.

If approved, the proposed development could provide a variety of employment opportunities for businesses owners, along with recreational and entertainment options for surrounding residents. The location at two minor arterial roadways promotes emerging commercial in a growing area.

AIRPORT ENVIRONMENT ZONE

The site is located within the 150-foot Height and Hazard Zone for Cecil 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).

(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?

Yes. The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.

(1) Consistency with the 2045 Comprehensive Plan

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use categories as identified in the Future Land Use Map series (FLUMs): Community/General Commercial (CGC). The Planning Department finds that the proposed PUD will be consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (B) above.

(2) Consistency with the Concurrency Mobility and Management System

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals. A mobility and a CCAS/CRC application will be required for development.

This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.

(3) Allocation of residential land use

This proposed Planned Unit Development intends to utilize lands for commercial shopping center/outparcels. This proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis for 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

(4) Internal compatibility

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposed Planned Unit Development shall be based on the following factors:

- The use of existing and proposed landscaping: The Property shall be developed in accordance with Part 12 Landscape Regulations of the Zoning Code, with the exception that no uncomplimentary use buffers shall be required for uses within the PUD. Uncomplimentary buffers shall only be applicable to the overall PUD boundaries. Uncomplimentary buffers will be provided along the northern and eastern properties boundaries which abut single family residential developments.

The application was reviewed by the Landscaping Architects within Development Services Division, who had no objections with the proposed PUD as the property will be developed per Part 12 of the Zoning Code.

The treatment of pedestrian ways: Pedestrian access shall be provided by sidewalks installed in accordance with the 2045 Comprehensive Plan.

Traffic and pedestrian circulation patterns: Access to the property as depicted on the site plan will be way of Old Middleburg Road S and Collins Rd. Application was reviewed by the Transportation Division who issued the following comments:

The subject site is approximately 6.45 acres and is located northeast of the intersection between Old Middleburg Road South and Collins Road, both minor arterial roadways. Old Middleburg Road South between Argyle Forest Boulevard and 103rd Street is currently operating at 63% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 22,400 (vpd) and average daily traffic of 14,218 vpd.

The applicant is requesting a 5,562 SF oil change facility (ITE Code 941) and 8,790 SF liquor store (ITE Code 899) which could produce 1,329 daily trips.

The use and variety of building groupings: The property will be developed with multiple out parcels with the Site Plan indicating a total of four (4) with the overall square footage limited to a maximum of 40,000 square feet.

(5) External Compatibility

Based on the written description of the intended plan of development and site plan, the Planning Department finds that external compatibility is achieved by the following:

- Those areas of the proposed PUD located on or near its perimeter and the conditions and limitations thereon: The proposed site plan provides a 10-foot uncomplimentary use buffer along the northern and eastern property boundaries. Additionally, the northern portion of

the property (Parcel 4) will be buffered from the adjacent residential properties to the north by a retention pond.

- The type, number and location of surrounding external uses: The subject property is approximately 6.45 acres and located on the northeast corner of Old Middleburg Road and Collins Road. Both roadways are classified as Minor Arterial Roadways with high capacities to handle commercial developments. The property is located just north of the Oakleaf PUD, approved in 1999, which allows for a wide variety of commercial uses permitted within the mixed-use PUD. The property is adjacent to existing single family dwellings along the northern property boundary but is appropriately buffered by uncomplimentary landscape buffer and a retention pond. Proposed commercial developments will front Collins Road. Development to the east is a single family subdivision zoned PUD 2001-0190 which 2.1 acres of vacant undeveloped lands as additional buffering.
- The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Use
North	LDR	RR-Acre	Single-Family Dwelling
South	LDR/CSV	PUD 1999-0804	Fire Station; Wetlands
East	LDR	PUD 2001-190-E	Wetlands
West	LDR	RR-Acre	Single-Family Dwellings

(6) Intensity of Development

The proposed development is consistent with the Community General Commercial (CGC) functional land use category. The PUD is appropriate at this location because it is a proposed commercial development located at the corner of two minor arterial roadways.

- The location of various proposed uses within the proposed PUD and the degree of compatibility of such uses with each other and with surrounding uses: The proposed site plan indicates appropriate buffering for a new commercial development abutting residential properties. The uses proposed are all commercial in nature. There is also a 1.18 acre pond along the northeast portion of the property that provides additional buffering to the abutting residential properties.
- The availability and location of utility services and public facilities and services: The JEA availability letter dated May 20, 2024 indicates an existing 16" water main within Old Middleburg Rd. S and an existing 4" force main water main within Old Middleburg Rd. S. Per the memorandum from JEA dated October 27, 2025: Water, wastewater and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval. Additional service and design elements will be addressed following applicant's construction plan review submittal.

- The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: The proposed site access is on Collins Road & Old Middleburg Road South. There are no proposed connections to State facilities. In a memo dated October 14, 2025, from the Florida Department of Transportation: FDOT has no programmed capacity improvements in the vicinity of the project site. The segment mentioned in Table 2 is anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. FDOT does not anticipate any significant adverse impacts to SR23.

Table 2

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2023 Peak Hour Volume	2023 Peak LOS	2029 Peak Hour Volume	2029 Peak LOS
Duval	SR-23 / First Coast Expwy	80,063	D	7,400	2,016	B	2,511	B

(7) Usable open spaces plazas, recreation areas.

Recreation is not required as the proposed PUD is for commercial uses.

(8) Impact on wetlands

Wetlands will be permitted pursuant to local, state and federal permitting requirements.

(9) Listed species regulations

No wildlife survey was required as the project is less than the 50-acre threshold.

(10) Off-street parking including loading and unloading areas.

The site will be developed in accordance with Part 6 of the Zoning Code with the following additional and superseding provisions:

- For all uses within the PUD, parking standards shall be applied taking into consideration the PUD as a whole. Shared parking is permitted to satisfy parking required for multiple uses within this PUD.
- There shall be no limit or maximum number of parking spaces for any parcel within the PUD or the PUD as a whole.

(11) Sidewalks, trails, and bikeways

The project will contain a pedestrian system that meets the 2045 Comprehensive Plan.

SUPPLEMENTAL INFORMATION

The applicant provided proof of posting on **September 22, 2025** to the Planning Department, that the Notice of Public Hearing signs **were** posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning Department that Application for Rezoning **2025-0755** be **APPROVED** with the following exhibits:

1. The Original legal description dated August 25, 2025.
2. The Original written description dated August 25, 2025.
3. The Original site plan dated August 25, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0755** be **APPROVED**.



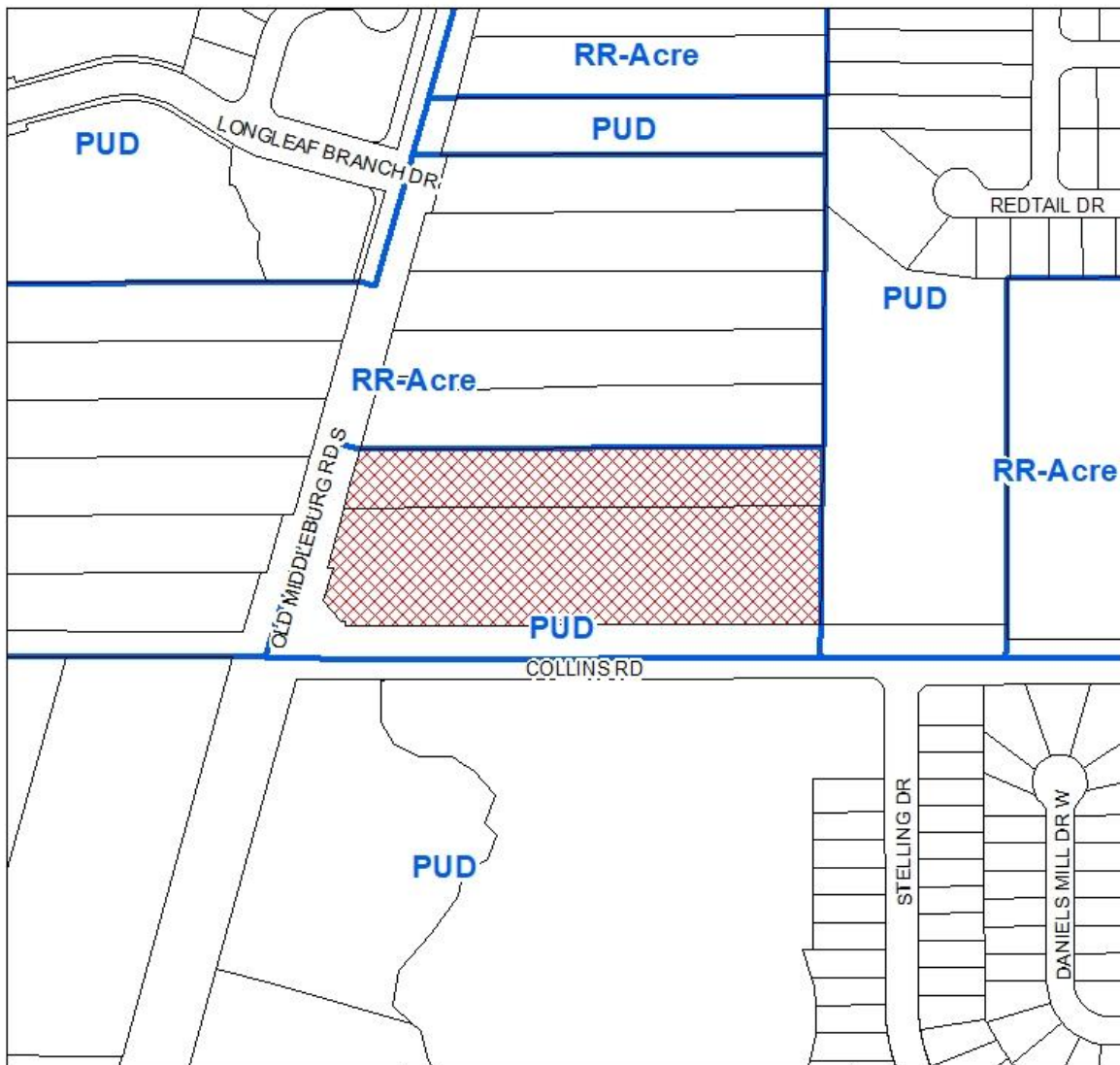
Aerial View

Source: JaxGIS Maps



View of the Subject Property

Source: JaxGIS Maps (January 2025)

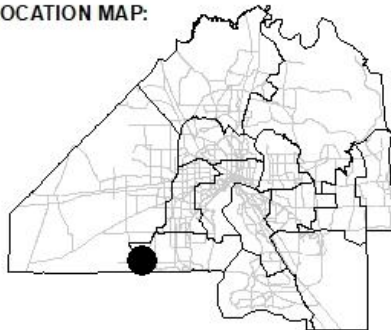


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 100 200 400
Feet

COUNCIL DISTRICT:

14

TRACKING NUMBER

T-2025-6488

**EXHIBIT 2
PAGE 1 OF 1**



Planning Department

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Erin Abney
Current Planning Division

FROM: Maddie Read
Community Planning Division

RE: Ordinance 2025-755 – Revised Collins Plaza PUD

DATE: October 14, 2025

The following review is based on the information provided by the Current Planning Division staff.

Description of Proposed Rezoning Application

Current Land Use: Community / General Commercial (CGC)

Proposed Land Use: N/A

Current Zoning: Planned Unit Development (PUD)

Proposed Zoning: Planned Unit Development (PUD)

Land Development Area: Suburban Development Area

Acres: 6.45 acres

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2045 Comprehensive Plan?

YES ☒ NO ☐

ZONING REQUEST:

The applicant proposes to rezone the property to PUD to allow for commercial retail development and to permit uses by right that would otherwise only be permissible through a zoning exception.

LAND USE CATEGORY CONSISTENCY REVIEW:

The 6.45-acre subject site consists of two parcels and is located at the northeast intersection of Old Middleburg Road South and Collins Road, both minor arterial roads. The property is located within the Community / General Commercial (CGC) land use category, the Suburban Development Area, Council District 14, and Planning District 4 (Southwest). In 2023, the land use on the subject site's northern parcel was amended from Low Density Residential (LDR) to CGC, per Ordinance 2023-746-E. In 2021, the land use on the subject site's southern parcel was amended from LDR to CGC, per Ordinance 2021-167-E. Additionally, across Collins Road to the south and approximately ¼ mile west of the site is the Argyle Forest Development of Regional Impact.

According to the Category Descriptions of the Future Land Use Element (FLUE), CGC is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. CGC in the Suburban Area is intended to provide development in a nodal development pattern. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods.

The maximum gross density for CGC in the Suburban Area shall be 20 units/acre and there shall be no minimum density unless otherwise stated in the Comprehensive Plan. In the absence of the availability of centralized potable water and/or wastewater, the maximum gross density of development permitted in this category shall be the same as allowed in Medium Density Residential (MDR) without such services. Residential uses are included as a permissible use by exception in the PUD written description. A JEA Availability of Services Letter and a Binding Letter submitted with the PUD rezoning application indicate that the site will be served by JEA water and sewer.

All permitted and permissible uses in the PUD written description are consistent with the allowed uses, density and intensity requirements of the CGC category described in the 2045 Comprehensive Plan.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed rezoning application in relation to the following goals, objectives, policies and/or text of the 2045 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

Future Land Use Element

Suburban Area (SA):

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

- | | |
|---------------|--|
| Goal 1 | To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. |
| Objective 1.1 | Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |

- Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site-specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
- Potential for the development of blighting or other negative influences on abutting properties
 - Traffic impacts
 - Site Access
 - Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - Configuration and orientation of the property
 - Natural or man-made buffers and boundaries
 - Height of development
 - Bulk and scale of development
 - Building orientation
 - Site layout
 - Parking layout
 - Opportunities for physical activity, active living, social connection and access to healthy food.
- Policy 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:
- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.
- The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.
- Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.
- Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

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

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 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 to the JEA Collection Systems available within a five (5) year period.

Goal 3	To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
Objective 3.2	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.
Policy 3.2.1	The City shall encourage development of commercial and light/service industrial uses in the form on nodes, corridor development, centers or parks.
Policy 3.2.6	The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

Property Rights Element

Goal 1	The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.
Objective 1.1	Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.
Policy 1.1.1	The City will ensure that private property rights are considered in local decision making.
Policy 1.1.2	The following rights shall be considered in local decision making: 1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights. 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal user 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.

The proposed rezoning has been identified as being related to the following issues identified in the 2045 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

AIRPORT ENVIRONMENT ZONE

The site is located within the 150-foot Height and Hazard Zone for Cecil 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.

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.

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 protection. However, development resulting from the proposed rezoning 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 (IE-AR)

- Policy 1.2.3 The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridan Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.
- Policy 1.2.7 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridan 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 Floridan Aquifer Recharge GIS grid coverage.