



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.: 2025-0488

Application for: 11153 Beach Boulevard 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 656.129 *Advisory recommendation on amendment to Zoning Code or rezoning of land* of the Zoning Code, the Planning Commission voted to recommend **deferral** pending submittal of an application, a revised application, re-advertising or additional information.

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

Sincerely,



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 2025-0488 TO
PLANNED UNIT DEVELOPMENT

AUGUST 21, 2025

The Planning Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendation regarding Application for Rezoning Ordinance **2025-0488** to Planned Unit Development.

<i>Location:</i>	11153 Beach Blvd Between Desalvo Road and Cortez Road
<i>Real Estate Numbers:</i>	163505-0050
<i>Current Zoning Districts:</i>	Residential Low Density-60 (RLD-60) Commercial Community General-2 (CCG-2)
<i>Proposed Zoning District:</i>	Planned Unit Development (PUD)
<i>Current Land Use Category:</i>	Community General Commercial (CGC) Low Density Residential (LDR)
<i>Proposed Land Use Category:</i>	Light Industrial (LI) 0.91 acres Community General Commercial (CGC) 1.38 acres
<i>Planning District:</i>	Greater Arlington/Beaches, District 2
<i>Council District:</i>	District-4
<i>Applicant/Agent:</i>	Cyndy Trimmer, Esq. Driver, McAfee, Hawthorne and Diebenow, PLLC 1 Independent Drive, Suite 1200 Jacksonville, FL 32202
<i>Owner:</i>	My Jax, LLC 2995 Lantana Lakes Drive E Jacksonville, FL 32246
<i>Staff Recommendation:</i>	APPROVE WITH CONDITIONS

GENERAL INFORMATION

Application for Planned Unit Development **2025-0488** seeks to rezone approximately 6.82± acres of land from Residential Low Density-60 (RLD-60)/ Commercial Community General-2 (CCG-2) to Planned Unit Development (PUD). The rezoning to PUD is being sought to expand the existing development of a multi-tenant commercial center, anchored with an international grocery and other retail offerings. The PUD will permit butcher and live animal processing internal to the expansion area, which will support the existing international grocery's offering of fresh and humanely processed poultry and meat. The expansion of the existing building will also include additional warehouse/storage space as well as new retail storefronts.

The subject property is located at the corner of Beach Boulevard and Cortez Road and was originally developed in 1970 with a multi-tenant neighborhood shopping center totaling approximately 48,000 square feet. The existing business, Apna Bazar, offers a wide range of commercial retail uses, including restaurants and an international supermarket/butcher shop specializing in halal foods. The business proposes to expand operations to include live animal processing in conjunction with the existing commercial uses, where the total area for any individual use does not exceed 15,000 square feet.

Given the nature of the proposed use, the Department is recommending the following conditions:

- Soundproofing of the portion of the building used for live animal processing.
- All activities, materials, and equipment associated with live animal processing shall be conducted and stored entirely within enclosed buildings.
- Limitations on the number of live animals stored on-site, not to exceed a two (2) day supply for any commercial operation, and not to exceed fifty (50) poultry, ten (10) lamb, ten (10) goats, and two (2) cows.

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 6.82-acre subject site is located off Beach Boulevard (US-90), a FDOT principal arterial roadway, and Cortez Road, a collector roadway. Additionally, the property is located within Council District 4, Planning District 2, and within both the Suburban and Urban development boundaries. The applicant seeks to rezone the property from Commercial Community/General-2 (CCG-2) and Residential Low Density-60 (RLD-60) to a Planned Unit Development (PUD) to accommodate the growth of the existing building. The companion land use application seeks to change the land use designation from LDR and CGC to LI and CGC, which is pending concurrently subject to Ordinance 2025-487.

Light Industrial (LI) is a land use category which provides for the location of industrial uses that are able to be performed in such a manner as to control the external effects of the process, such as smoke, noise, soot, dirt, vibration, odor, etc. Uses within this category, other than outside storage, shall be conducted within an enclosed building. Generally, light industrial uses involve materials that have previously been prepared, or raw materials that do not need refining. These uses do not create a noticeable amount of noise, dust, odor, smoke, glare or vibration outside of the building or on the site in which the activity takes place. Site access to roads classified as collector or higher on the Highway Functional Classification Map is preferred.

Community General Commercial (CGC) is a land use 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. Uses should generally be developed in nodal and corridor development patterns. 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.

CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses. The maximum gross density in the Urban Area shall be 40 units/acre and there shall be no minimum density.

CGC in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses. The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum gross density.

The proposed PUD written description and site plan are consistent with the uses and requirements of both the LI and CGC land use categories. As such, the proposed rezoning is consistent with the 2045 Comprehensive Plan.

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

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

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.

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.

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

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.

Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

(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 category as identified in the Future Land Use Map series (FLUMs): Community General Commercial (CGC) and Light Industrial (LI). The Planning Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (A) and (B).

(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 future development approvals.

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 request permits the development of commercial uses similar to CCG-1. Moreover, 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 proposal Planned Unit Development shall be based on the following factors:

The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas: Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

The use of existing and proposed landscaping: Landscaping shall be provided as required pursuant to Part 12 of the Zoning Code, as modified herein. The minimum uncomplimentary landscape buffer shall be ten (10) feet but shall not be required (including no screening or trees) between different uses on the Property.

The treatment of pedestrian ways: Sidewalks shall be provided as required in the 2045 Comprehensive Plan.

Traffic and pedestrian circulation patterns: As demonstrated on the attached site plan, the proposed traffic circulation system will be serviced via existing entrances along Beach Blvd and Cortez Road.

Application was forwarded and review by Traffic Reviewer with Development Services and Transportation Division and issued the following comments:

- Upon review of the referenced application, and based on the information provided to date, the Development Services Division has no comments concerning Traffic. The PUD being sought has access to be permitted through FDOT and all other provisions are acceptable.

The subject site is approximately 6.82 acres and is located on Beach Boulevard, a principal arterial roadway, and west of Cortez Road, a collector roadway. Beach Boulevard between Forest Boulevard and St. John's Bluff Road is currently operating at 102% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 54,100 (vpd) and average daily traffic of 55,500 vpd. Cortez Road between Beach Boulevard and Atlantic Boulevard is currently operating at 7% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 22,400 (vpd) and average daily traffic of 1,648 vpd.

The applicant requests 23,800 SF of commercial (ITE Code 822) and 30,000 SF of light industrial (ITE Code 110) which could produce 1,442 daily trips.

The use and variety of building setback lines, separations, and buffering: Setbacks and buffers will be similar to those found in the CCG-2 zoning category and those buffers required in Part 12 of the zoning code related to uncomplimentary uses. The site plan for the proposed development shows a setback of 10.6 feet along the western property boundary for the building expansion and a 22.5 foot setback along the northern property boundary for the commercial shopping center expansion.

The separation and buffering of vehicular use areas and sections of vehicular use areas: Five (5) foot on-average perimeter landscaping for VUAs shall be provided along the boundaries abutting the existing commercial centers identified on the Site Plan with addresses 11211 and 11233 Beach Boulevard. Such landscaping shall not require trees but shall contain grass, mulch, or other natural landscaping. There shall be no maximum parking cap, parking spaces may be shared among uses with off-setting hours, and parking spaces may be located on a separate lot or parcel if the Property is subdivided in the future.

(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: Along the northern boundary, adjacent to the existing residentially zoned parcels, the property will provide the required 10-foot uncomplimentary buffer and a 22.5-foot setback from the proposed 23,800 square foot multi-tenant commercial shopping center. The area designated for live animal processing will be located farthest from the existing residential uses, closer to the western property boundary, with a 10.6-foot setback.

These setbacks and buffers are intended to reduce potential impacts on nearby residences by providing physical separation, visual screening, and noise attenuation between the proposed commercial activities and the adjoining neighborhood. Locating the live animal processing area at the point farthest from the residential properties further minimizes potential nuisances such as noise, odors, and general activity levels, thereby ensuring appropriate protective measures are in place for existing residential neighbors.

The type, number and location of surrounding external uses: The 6.82-acre subject site is located off Beach Boulevard (US-90), a FDOT principal arterial roadway, and Cortez Road, a collector roadway. Additionally, the property is located within Council District 4, Planning District 2, and within both the Suburban and Urban development boundaries. This section of Beach Boulevard is a heavily commercialized corridor ranging in uses from retail sales, office space and warehousing/storage. Adjacent properties to the west are operating as a personal property storage facility and a bowling alley while properties to the east are developed as commercial shopping centers and warehousing. As you move north along Cortez Road development transitions from commercial to residential with properties zoned RLD-60.

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	RLD-60	Single Family Residential
East	CGC	CO/CCG-2	Office Space, Warehousing
South	CGC	CCG-1	Commercial Shopping Center
West	CGC	CCG-2	Warehousing/ Bowling

(6) Intensity of Development

The proposed development would be consistent with the Community General Commercial (CGC) and Light Industrial (LI) functional land use categories, and the proposed development commercial uses. The PUD is appropriate at this location because it is consistent with the surrounding uses.

The availability and location of utility services and public facilities and services:

Essential services including gas, telephone, water, sewer, cable, and electricity as required to serve the PUD shall be permitted on the site. Water, sanitary sewer, and electricity will be provided by JEA.

The access to and suitability of transportation arteries within the proposed PUD and existing external transportation system arteries: Existing access to the site will be upgraded on SR-212 and Cortez Road. The applicant will need to coordinate with the FDOT Access Management and Permits office regarding the proposed alterations to existing access through SR-212 / Beach Boulevard. In a memo dated July 29, 2025 from the Florida Department of Transportation: FDOT has a programmed capacity improvement in the vicinity of the project site. SR212 (US90) Beach Blvd from Parental Home Rd to Gerona Drive resurfacing, scheduled for completion in 2028 (FPID #'s: 209543-6 & 209724-3).

Table 2 shows the maximum level of service and peak hour volume for SR 212 according to FDOT's Florida State Highway System Level of Service Report, dated April 2025.

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	US-90 / SR-212 / Beach Blvd	21,185	D	4,870	5,220	F	5,534	F

(7) Usable open spaces plazas, recreation areas.

Recreation and open space shall be provided as required by the 2045 Comprehensive Plan.

(8) Impact on wetlands

Review of City's GIS data and the Environmental Resource Permit issued by the St. Johns River Water Management District indicates the potential existence of wetlands on the subject site and as such, 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:	0.48 of an acre
General Location(s):	The wetlands is an isolated pocket located in the western portion of the application site. It is a larger part of an isolated wetland pocket that spills into the adjoining property to the north.
Quality/Functional Value:	The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.
Soil Types/ Characteristics:	(22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.
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:

According to the site plan, the wetland will be eliminated by development.

Associated Impacts:

None

Relevant Policies:

CCME Policies 4.1.3 and 4.1.6



(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.

Parking for wholesaling, warehousing, storage, and distributorship businesses shall be required at a minimum ratio of one (1) space for every two thousand (2,000) square feet. Butcher and live animal processing uses shall require one (1) parking space. All commercial retail and service establishments shall provide parking at a minimum ratio of three (3) spaces per one thousand (1,000) square feet. All other uses shall provide parking pursuant to Part 6 of the Zoning Code.

There shall be no maximum parking cap, parking spaces may be shared among uses with off-setting hours, and parking spaces may be located on a separate lot or parcel if the Property is subdivided in the future.

(11) Sidewalks, trails, and bikeways

Pedestrian access shall be installed in accordance with the 2045 Comprehensive Plan.

SUPPLEMENTARY INFORMATION

The applicant provided proof of posting on **July 9, 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 Ordinance **2025-0488** be **APPROVED** with the following exhibits:

1. The Original Legal Description dated April 1, 2025.
2. The Original Written Description dated June 6, 2025.
3. The Original Site Plan dated March 20, 2025.

Based on the foregoing, it is the recommendation of the Planning Department that the application for Rezoning **2025-0488** be **APPROVED** with Conditions.

1. Prior to issuance of a Certificate of Occupancy, the applicant shall install and maintain soundproofing measures for the entire building where live animal processing will occur. Such soundproofing shall be designed and constructed so that noise from the facility is not plainly audible beyond the property boundaries. Soundproofing plans shall be prepared by a licensed acoustical engineer and submitted to the Building Inspections Division and Planning Department at the time of Verification of Substantial Compliance.
2. At no time shall any outside storage or outside operations be permitted on the property. All activities, materials, and equipment associated with the processing of live animals shall be conducted and stored entirely within enclosed buildings.

3. The maximum number of live animals stored on site shall not exceed a two (2) day supply for any commercial operation and shall not exceed fifty (50) poultry, ten (10) lamb, ten (10) goats, and two (2) cows at any given time.



Aerial View of Subject Property

Source: JaxGIS Maps



View of Subject Property

Source: JaxGIS Maps (January 2025)



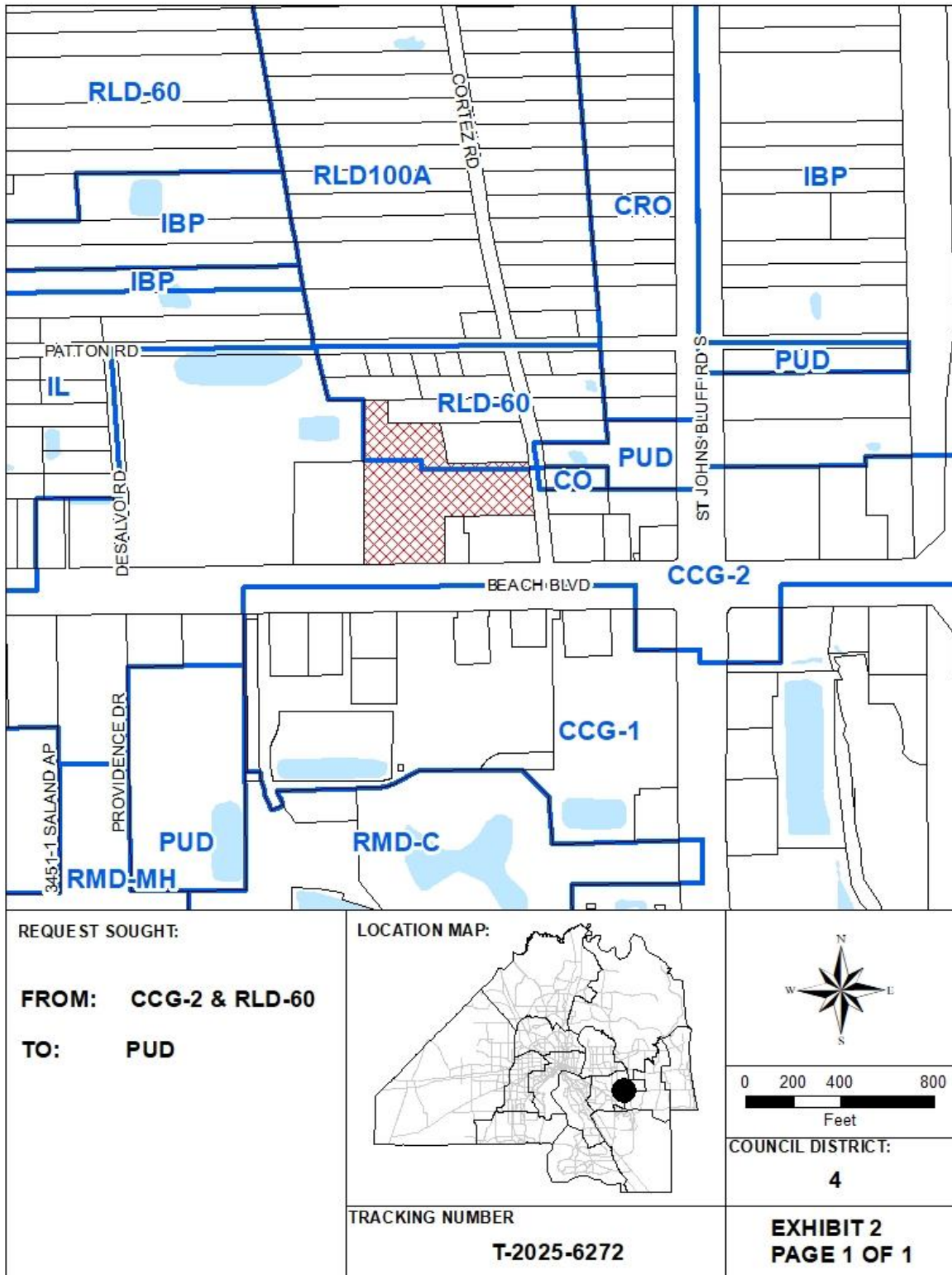
Subject Property Along Beach Blvd

Source: GoogleMaps (April 2024)



Entrance from Cortez Road

Source: GoogleMaps (April 2024)





Planning and Development Department

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

MEMORANDUM

TO: Erin Abney
Current Planning Division

FROM: Jermaine Anderson, Jr.
Community Planning Division

RE: 2025-488, 11153 Beach Blvd PUD

DATE: July 30, 2025

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

Description of Proposed Rezoning Application

Current Land Use: Low Density Residential (LDR) and Community/General Commercial (CGC)

Proposed Land Use: Light Industrial (LI) and Community/General Commercial (CGC)

Current Zoning: Commercial Community/General-2 (CCG-2) and Residential Low Density-60 (RLD-60)

Proposed Zoning: Planned Unit Development (PUD)

Property Acreage: 6.84 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 ☒ X* NO ☐

***Subject to approval of the companion land use application, L-6043-25C, Ordinance 2025-487**

ZONING REQUEST:

The property is currently developed with a multi-tenant commercial center, anchored with an international grocery and other retail offerings and a mix of personal and health services. Due to the great demand and success of the existing

uses, this PUD is filed to accommodate expansion of the existing building as well as permit a standalone building to the east.

LAND USE CATEGORY CONSISTENCY REVIEW:

The 6.82-acre subject site is located off Beach Boulevard (US-90), a FDOT principal arterial roadway, and Cortez Road, a collector roadway. Additionally, the property is located within Council District 4, Planning District 2, and within both the Suburban and Urban development boundaries. The applicant seeks to rezone the property from Commercial Community/General-2 (CCG-2) and Residential Low Density-60 (RLD-60) to a Planned Unit Development (PUD) to accommodate the growth of the existing building. The companion land use application seeks to change the land use designation from LDR and CGC to LI and CGC, which is pending concurrently subject to Ordinance 2025-487.

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Community General Commercial (CGC) is a land use 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. Uses should generally be developed in nodal and corridor development patterns. 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.

CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is encouraged to provide support for commercial and other uses. The maximum gross density in the Urban Area shall be 40 units/acre and there shall be no minimum density.

CGC in the Suburban Area is intended to provide development in a nodal development pattern. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services; abut a roadway classified as a collector or higher on the Functional Highway Classification Map; and which are located in areas with an existing mix of non-residential uses. Nodal sites with two or more boundaries on a transportation right-of-way shall be considered preferred locations for these uses. The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum gross density.

The proposed PUD written description and site plan are consistent with the uses and requirements of both the LI and CGC land use categories. As such, the proposed rezoning is consistent with the 2045 Comprehensive Plan.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning 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:

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 1.1.9 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	<p>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.</p> <p>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:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> 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.
Objective 1.6	The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill 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.
Objective 2.10	Promote the development of complementary uses that include cultural, recreational, and vertically integrated commercial and residential components, by encouraging and incentivizing urban development characteristics in order to reduce the negative impacts of urban sprawl.
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 of nodes, corridor development, centers or parks.

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.

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:

ARCHAEOLOGICAL SENSITIVITY

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low 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 1.2.2 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 land use amendment and 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 Floridian 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 Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

WETLANDS

Review of 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 rezoning is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

- Approximate Size: 0.48 of an acre
- General Location(s): The wetlands is an isolated pocket located in the western portion of the application site. It is a larger part of an isolated wetland pocket that spills into the adjoining property to the north.
- Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition the wetland has no clear or significant impact on the City's waterways.
- Soil Types/
Characteristics: (22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.
- 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: According to the site plan, the wetland will be eliminated by development.
- 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.

