

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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November 5, 2020

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2020-602/Application No. L-5464-20C

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairman Boylan 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 2020-602 on November 5, 2020.

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

Joshua Garrison, Chair	Aye
Dawn Motes, Vice-Chair	Absent
David Hacker, Secretary	Aye
Marshall Adkison	Aye
Daniel Blanchard	Absent
Ian Brown	Aye
Alexander Moldovan	Aye
Jason Porter	Aye

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

Sincerely,

Kristen D. Reed

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – October 30, 2020

Ordinance/Application No.: 2020-602/ L-5464-20C
Property Location: 0 Clapboard Creek Drive, between Boney Road and Rooster Spur Circle
Real Estate Number(s): 159865 0035 *

Note: The Real Estate Number differs from that listed on the application (159365-0030) as this parcel was recently created.

Property Acreage: 5.90 acres
Planning District: District 6, North
City Council District: District 2
Applicant: Christine Joy Spencer
Current Land Use: Agriculture-3 (AGR-3) (2.74 Acres) and Rural Residential (RR) (3.16 Acres)
Development Boundary: Rural Area
Proposed Land Use: Agriculture-4 (AGR-4)
Current Zoning: Rural Residential-Acre (RR-Acre) (2.7 Acres)
Proposed Zoning: Agriculture (AGR) (2.7 Acres)

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

See Attachment A – Applicant’s Justification for Amendment

BACKGROUND

The currently undeveloped 5.9 acre subject site has a split land use of Agriculture 3 (AGR-III) and Rural Residential (RR). The applicant is proposing a future land use map amendment to Agriculture-4 (AGR-4) and a companion rezoning application on a 2.7 acre portion of the site from Rural Residential-Acre (RR-Acre) to Agriculture (AGR) to allow for a single family residential development. The companion zoning application is pending concurrently as Ordinance 2020-603.

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

North: Land Use: RR, Agriculture-2 (AGR- 2)
 Zoning: RR-Acre, AGR
 Property Use: Undeveloped

South: Land Use: AGR-4, AGR-3
 Zoning: RR-Acre, AGR
 Property Use: Single-family, Undeveloped

East: Land Use: AGR-4, AGR-3
 Zoning: AGR
 Property Use: Single-family, Undeveloped

West: Land Use: RR
 Zoning: RR-Acre, PUD
 Property Use: Single-family, Undeveloped

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	Rural Area	
Roadway Frontage Classification / State Road	Cedar Point Road - Collector	
Plans and/or Studies	North Jacksonville Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: Single-family Residential
Land Use / Zoning	Current: AGR-III and RR / RR-Acre and AGR	Proposed: AGR-IV / AGR
Development Standards for Impact Assessment	Current: AGR-III – 1 DU/10Acres RR- 1 DU/ Acre	Proposed: 1 DU / 2.5 Acres
Development Potential	Current: 3 DUs	Proposed: 2 DUs
Net Increase/Decrease in Maximum Density	Decrease of 1 DU	
Net Increase/Decrease in Potential Floor Area	Not Applicable	

Development Analysis		
Population Potential	Current: 7 people	Proposed: 5 people
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Airport Environment Zone	No	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	High and Medium	
Historic District	No	
Coastal High Hazard/Adaptation Action Area	Yes	
Groundwater Aquifer Recharge Area	No	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	Unacceptable	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	No net new daily trips	
Potential Public School Impact	De minimis	
Water Provider	Well	
Potential Water Impact	Decrease of 266 gallons per day	
Sewer Provider	Septic	
Potential Sewer Impact	Decrease of 199 gallons per day	
Potential Solid Waste Impact	Decrease of 2.6 tons per year	
Drainage Basin/Sub-basin	Downstream of Trout River, St. Johns River / Clapboard Creek	
Recreation and Parks	Bogey Creek Landing	
Mass Transit Access	None	
Natural Features		
Elevations	1-14 feet	
Land Cover	4340- Upland mixed Coniferous Hardwood; 3100- Herbaceous upland non-forested; 4110- Pine flatwoods; 6170- mixed wetland hardwoods; 6420- saltwater marshes;	

Development Analysis	
Soils	32-Leon fine sand ; 68- Tisonia mucky peat ; 24- Hurricane and Ridgewood soils
Flood Zones	AE and 0.2 Percent Annual Chance Flood Hazard
Wetlands	6420 – Saltwater Marsh . 6170- Mixed Wetland Hardwoods
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 property is in the Rural Development area and will be served by private well and septic.

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.1.3 The JEA shall not invest in sanitary sewer facilities in the Rural Area as defined in the Future Land Use and Capital Improvements Element, except where necessary to protect the public health or safety, or encourage mixed use or regional economic development. The JEA and the Department of Planning and Development shall coordinate on the placement of these lines to ensure compliance with the City’s Comprehensive Plan and its urban and suburban boundaries.

Transportation

The Planning and Development Department completed a transportation analysis, which is on file with the department, and determined that the proposed amendment has the potential to result in zero net new daily external trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office.

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.

Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula

for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

Supplemental Transportation Information

Objective 2.4 of the Transportation Element (TE) of the 2030 Comprehensive Plan requires that 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 of the TE of the 2030 Comprehensive Plan requires that 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.

These two Comprehensive Plan policies ensure that the transportation impact related to land use amendments are captured in the Long Range Transportation Plan (LRTP) that is conducted every 5 years. This analysis includes the cumulative effect of all land use amendments that were approved within this time period. This plan identifies the future transportation needs and is used to create cost feasible roadway needs that can be funded by the City's Mobility Strategy Plan.

Mobility needs vary throughout the city and in order to quantify these needs, the city was divided into 10 Mobility Zones. The Mobility Strategy Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 3.

Subject site is accessible via Cedar Point Road, a 2-lane undivided collector facility. The proposed development will not have any external traffic impacts on the roadway network.

School Capacity

While the proposed amendment includes a residential component, the site will generate fewer than 20 residential units. Therefore, the proposed development will have a de minimis impact on school capacity.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found

during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Flood Zones

Approximately 4.33 acres of the subject site are located within either the AE or 0.2 Percent Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory.

The 0.2 Percent Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Conservation /Coastal Management Element (CCME)

Policy 1.4.4 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

Manatee Protection Plan Boat Facility Siting Zone

The subject property is located within an area that falls within the jurisdiction of the Manatee Protection Plan Boat Facility Siting Zone. According to the Boat Facility Siting Zones of the Manatee Protection Plan, Bogey Branch is an unacceptable zone, and allows for construction of 1 boat slips per 100 linear feet of shoreline owned. Permits must be approved by the Florida Department of Environmental Protection and the St. Johns River Water Management District.

Conservation Coastal Management Element

Policy 10.1.1 The location of future boat facilities shall be consistent with the recommendations within the Future Land Use Element and the Recreation and Open Space Element of the 2030 Comprehensive Plan, as well as any Vision Plan, and any other special study or plan adopted by the City, such as the Boat Facilities Siting Plan located in the MPP.

Coastal High Hazard Area (CHHA) / Adaptation Action Area (AAA)

Approximately 2.28 acres of the subject site is located within a Coastal High Hazard Area (CHHA) and Adaptation Action Area (AAA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The amendment request for the subject site is to change the land use designation from AGR- 3 and RR to AGR-4. This change would reduce development potential from 3 dwelling units to 2 dwelling units.

Conservation/Coastal Management Element (CCME)

Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Policy 11.5.1 The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.

Policy 11.5.2 The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Policy 11.5.3 The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

Future Land Use Element

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a conservation land use category, Conservation zoning district, and/or conservation easement.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies, providing that any necessary permits are obtained from the SJRWMD.

Wetlands Characteristics:

Approximate Size: 3.21 Acres

General Location(s): The wetland area is in the center of the property around Bogey Branch

Quality/Functional Value: The wetland has an extremely high functional value for water filtration attenuation and flood water capacity, is located within the 100 year flood zone, and has a direct impact on the City's waterways.

Soil Types/ Characteristics: Tisonia mucky peat (68) – The Tisonia series consists of nearly level very poorly drained organic soils. They are in tidal marshes. The high water table is generally at or near

the surfaces and areas are flooded twice daily by fluctuating tides for very brief periods.

- Wetland Category: Category I and II
- Consistency of Permitted Uses: Uses outlined by CCME Policies 4.1.3 and 4.1.5.
- Environmental Resource Permit (ERP): Not provided by the applicant
- Wetlands Impact: Insufficient information to determine impacts
- Associated Impacts: The wetlands are associated with flood zones, CHHA/AAA and Bogey Branch
- Relevant Policies:

Conservation/Coastal Management Element
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.

Policy 4.1.5

The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use

Element, are located totally within the wetlands:

- i density shall not exceed one (1) dwelling unit per five (5) acres; and
- ii buildings shall be clustered together to the maximum extent practicable; and
- iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

Future Land Use Element

Policy 4.1.10

The City hereby incorporates Map L-5 that depicts Salt Water Marshes, Riverine/Estuarine Wetlands and All Other Wetlands. Notwithstanding the permitted land uses according to the Future Land Use Map series (FLUMs), the permitted land uses within such areas shall be limited to the permitted land uses and associated standards of Objectives 4.1, 4.2, 4.3 and 5.1 and related policies of the Conservation/Coastal Management Element.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on October 21, 2020, the required notices of public hearing signs were posted. Sixteen (16) 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 October 19, 2020. No members of the public attended to speak on the proposed amendment.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Rural Area (RA): The RA consists of all lands outside of the Suburban Area (SA) and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in this element. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

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.

Policy 1.1.2 As depicted on the FLUM series, Development Areas have been established to determine appropriate locations for land uses and densities and consist of five tiers of development intensities ranging from high density infill development in the historic core to very low density in the outlying rural areas. These include: the Central Business District (CBD); the Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA). These Development Areas determine differing development characteristics and a gradation of densities for each land use plan category as provided in the Operative Provisions of this element.

Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
A. Fosters vibrant, viable communities and economic development opportunities;
B. Addresses outdated development patterns;
C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Conservation/Coastal Management Element (CCME)

Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

According to the Future Land Use Element (FLUE), the Rural Residential (RR) land use category is intended to provide rural estate residential opportunities in the suburban and rural areas of the City. Generally, single-family detached housing will be the predominant land uses in this category. The maximum gross density for the RR land use category in the Rural Area is 1 DU/acre when the site is served with on-site potable water and wastewater.

Agriculture (AGR) is a category intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products, and other resource dependent uses. In order to preserve the rural character of these areas, residential uses are permitted at very low densities or as a component of Rural Villages where uses are clustered to limit their impact on surrounding character. AGR-3 allows a maximum density of 1 DU/10 acres and AGR-4 allows a maximum density of 1 DU/2.5 acres

The site is currently undeveloped and located along the south side of Cedar Point Road, a collector road, and within the boundaries of the Rural Development Area. According to the FLUE, in the Rural Area development should occur at very low densities. The applicant is proposing a change from RR and AGR-3 to AGR-4 to allow for single-family residential development. The AGR-4 land use category would reduce the development potential on the subject site from three (3) dwelling units to two (2) dwelling units, consistent with the character of the Rural Development Area. Approximately 2.28 of the site is also located within the boundaries of the Coastal High Hazard Area (CHHA), the reduction of development potential would limit density of development within the environmentally sensitive CHHA. Therefore, the proposed amendment is consistent with Policy 1.1.2 of the FLUE and Objective 7.4 of the CCME.

West of the subject site is a single-family subdivision, designated as RR, while south and east of the subject site are single-family residences designated as AGR-3 and AGR-4. The proposed development of new single-family residential would continue to maintain adequate land designated as residential, while preserving the existing rural character of the area and allowing for a variety of housing types, consistent with Goal 3, Objective 3.1, and Policy 3.1.6 of the FLUE.

The proposed amendment to AGR-4 would be consistent with the existing mix of residential and agricultural uses that surround the subject site, consistent with FLUE Goal 1. Additionally, it would provide a gradual transition of densities between the AGR-3 land to the southeast and the RR land to the northwest of the subject site, consistent with FLUE Policy 1.1.10

The proposed small scale amendment would have a negligible impact on the amount of RR, AGR-3, and AGR-4 designated land throughout the City. Analysis of the surrounding area demonstrates that the site is suitable for agricultural use. Thus, the proposed amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

Vision Plan

The subject property is located within the boundaries of the North Jacksonville Vision Plan. The Plan offers no specific recommendations for the subject site, but it refers to this area as a gateway from Jacksonville to the Timucuan EcoCenter.

Strategic Regional Policy Plan

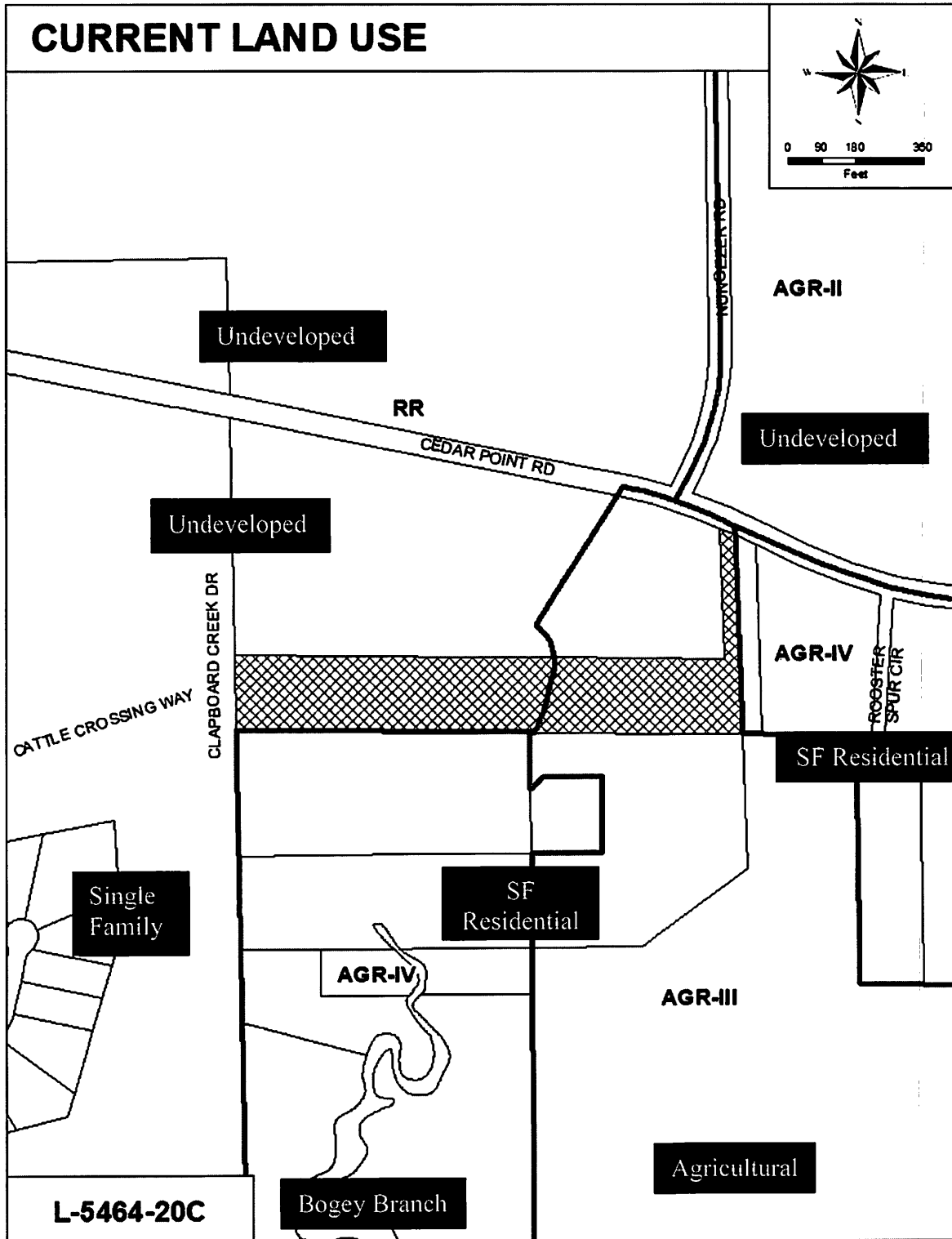
The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan:

Objective: Housing options that provide choices to all of our residents and promote demographic and economic diversity as one way to ensure that our communities are viable and interesting places for the long term.

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

The proposed land use amendment seeks to develop new housing options and is therefore consistent with Policy 21 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it will increase and diversify the existing housing stock.

LAND USE AMENDMENT
FIELD / LOCATION / CURRENT LAND USE MAP



Attachment A – Applicant’s Justification for Amendment

CHRISTINE JOY SPENCER

MAILING ADDRESS
105 WINDSORVILLE CT
JACKSONVILLE, FL 32225
(904) 304-7573

July 24, 2020

MEMORANDUM FOR RECORD (MFR) TO COJ CITY PLANNER

SUBJECT: Request for consideration of land use amendment for Real Estate #:159865 0035

REFERENCES:

1. 159865-0035 Spencer Christine Concept Map. JPG
2. Real Estate # 159865 0035
3. E-mail from Mr. Clay Whitfield, City Planner Supervisor (dated 7/23/2020)
4. Screenshot property appraiser Real Estate 159865 00350

PURPOSE: The purpose of this document is request to amend the land use of Real Estate #:159865 0035 from AGR III to AGR IV for the end goal requesting for a residential address.

BACKGROUND: In the 1970's, approximately 100 acres of property in the subject area was purchased by my husband's grandfather, Robert Victor Spencer. He created the parcel delineations for Spencer Engineering and Exploration Co. LLC, which was his company. Simultaneously, he created 5400, 5420, 5440, and 5480 Cedar Point Rd parcels for his homestead as well as for family members that resided at the property, which is named Bugtussle. The existing properties (5400, 5420, 5440, and 5480) are still owned and occupied by Spencer family members. My husband, Thomas M. Spencer, and I are the first Spencer's to attempt to build a new house since Grandpa Spencer (Robert Victor) initially purchased and developed the property. A majority of the undeveloped land was sold to the North Florida Land Trust and is part of a nature trail called Bogey Creek Preserve.

SPECIFIC REQUESTS:

1. My husband and I are requesting for a land use amendment to change the area zoned as AGR III to AGR IV as we believe this would allow us to build a single family residential homestead on our property.

1a. This portion of the property is physically located within walking distance to family members and is the desired location to build a house. There are currently no buildings or utilities maintained by the Spencer family across Bogey Creek.

1b. My father-in-law, Thomas Watson Spencer is in his 70's now. My husband, Thomas McDaniel Spencer, has taken over maintaining family owned heavy equipment (i.e. tractors, bush hogs, chainsaws, etc.). The heavy equipment is used to maintain the grass and the easement that is shared ingress/egress for the Spencer's and the North Florida Land Trust. The property is heavily wooded. It is typical to need to use heavy equipment to clear fallen trees or branches after a storm.

1c. In addition to building a residential home, it our intent to build a large barn to protect the heavy equipment from the elements.

1d. The existing well is at volumetric and flow capacity between the existing houses on the Bugtussle property. Upon receipt of an address, it is our intent to go through the legal process of applying for and installing a new well. The proposed location is shown on Figure 1, however, the actual location will be dependent on the well consulting agency.

1e. Upon receipt of an address, our intent is to go through the legal process of applying for and installing a septic tank and corresponding drainage field. The proposed location is shown on Figure 1, however, the actual location will be dependent on the well consulting agency.

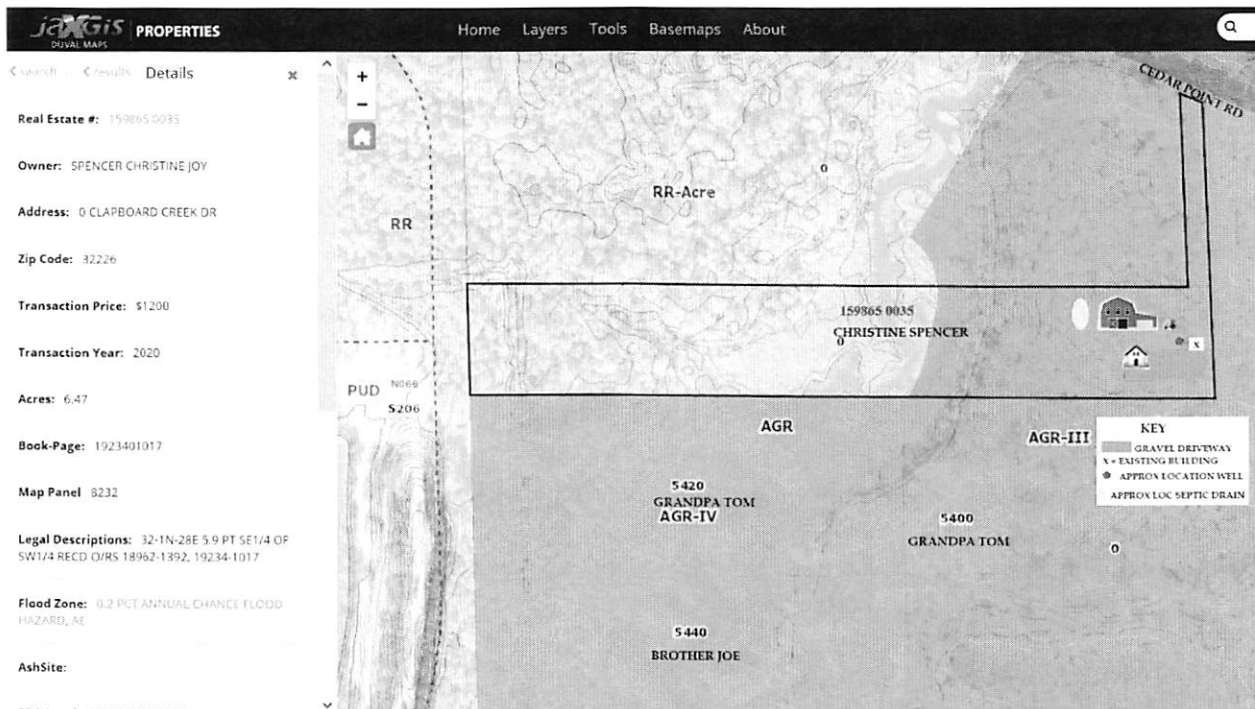


Figure 1. Conceptual Plan for Real Estate #:159865 0035 (requesting to change to AGR IV)

2. Our parcel is split between RR-ACRE and AGR III. Our goal was to make our parcel similar to existing parcels 5440 and 5420. Unless there is a significant increase in the timeframe, we are requesting to change the upland area zoned as RR-ACRE to AGR IV as well. This would create a consistency between all the Spencer owned properties.

3. It should be noted, that our parcel used to be referred to Real Estate # 159865 00350. This was our first purchase of property from the family members (whom are shareholders of Spencer Engineering and Exploration Co. LLC). However, when we applied for a residential address at that time with the zoning department, we were advised that we could either apply for a waiver of road frontage or purchase land that would connect our land to the public road. Subsequently, we purchased what I will refer to as a driveway that connected Real Estate # 159865 00350 to Cedar Point Road. This is how Real Estate #159865 0035 was created. This is our first time learning about the issues with requesting for an address under the AGR III designation.

4. The point of contact for this request is Christine Joy Spencer, 904-304-7573. Mailing address is 105 Windsorville Court Jacksonville FL 32225.

Christine Joy Spencer

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