

City of Jacksonville, Florida

Lenny Curry, Mayor

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

August 18, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2022-535/Application No. L-5697-22C

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

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2022-535 on August 18, 2022.

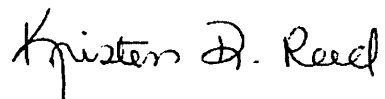
P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	7-0 APPROVE

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

Planning Commission Report
August 18, 2022
Page 2

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

Sincerely,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive style with a large initial 'K'.

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
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Jacksonville, FL 32202
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Report of the Jacksonville Planning and Development Department

Large-Scale Future Land Use Map Amendment – August 12, 2022

Ordinance/Application No.: 2022-535 / L-5697-22C

Property Location: Northeast corner of Lem Turner Road and I-295 West Beltway (SR-9A), located at an address of 0 Lem Turner Road (SR-115)

Real Estate Number(s): 019521-0020

Property Acreage: 42.24 Acres

Planning District: District 6, North

City Council District: District 7

Applicant: Blair Knighting

Development Area: Suburban Area

Current Land Use: Community / General Commercial (CGC)

Proposed Land Use: Business Park (BP)

Current Zoning: Industrial Business Park (IBP) and Planned Unit Development (PUD)

Proposed Zoning: Planned Unit Development (PUD)

RECOMMENDATION: APPROVAL

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Applicant seeks to develop the site with a distribution warehouse.

BACKGROUND

The 42.24-acre subject site is located northeast corner of Lem Turner Road and I-295 West Beltway. According to the City’s Functional Highway Classification Map, Lem Turner Road is a minor arterial roadway and I-295 (SR-9A) is a limited access roadway. Currently, the amendment site is undeveloped land.

The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan from Community/General Commercial (CGC) to Business Park (BP) to permit a distribution

warehouse. The subject property is located within the Suburban Development Area. A companion rezoning application is pending concurrently with the land use application via Ordinance 2022-536, which seeks to change the zoning district from Industrial Business Park (IBP) and Planned Unit Development (PUD) to PUD.

Currently, the predominant land use pattern abutting the subject site to the north is Neighborhood Commercial (NC), Low Density Residential (LDR), and Medium Density Residential (MDR) with CGC to the south. East of the site is predominantly LDR. West of the site, across Low Turner Road, are Medium Density Residential (MDR), NC, Rural Residential (RR), and Recreation and Open Space (ROS) land use designations. More specific adjacent land use categories, zoning districts and property uses are as follows:

North: **Land Use:** Low Density Residential (LDR), Medium Density Residential (MDR), Community/General Commercial (CGC), Neighborhood Commercial (NC)
Zoning: Planned Unit Development (PUD) and Agriculture (AGR)
Property Use: Single-family homes, vacant residential land, vacant commercial land, and mobile homes

South: **Land Use:** LDR, MDR, CGC, and Public Building Facilities (PBF) (across I-295/SR-9A)
Zoning: Public Building Facilities-1 (PBF-1), Rural Residential-Acre (RR-Acre), Residential Medium Density-A (RMD-A), Commercial Community/General-1 (CCG-1) and PUD
Property Use: Church, Jacksonville Transportation Authority (JTA) building, and Jacksonville Electric Authority (JEA) building

East: **Land Use:** LDR
Zoning: RR-Acre
Property Use: Undeveloped land and single-family homes

West: **Land Use:** MDR, NC, Rural Residential (RR), and CGC
Zoning: Industrial Business Park (IBP), PUD, RMD-A, RR-Acre, and Recreation and Open Space (ROS)
Property Use: Single-family homes, campground, and vacant residential, commercial and industrial land

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site-specific policy. Development Impact Standards are detailed in FLUE Policy

1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Where there is not an associated site-specific policy or note on the annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use categories that permit residential uses in order to assess the potential impacts. Supplemental information related to these impacts are depicted as scenario 2 in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Impact Assessment Baseline Review

Development Analysis		42.24 Acres
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Lem Turner Road/SR-115) (Minor Arterial Roadway) and I-295 West Beltway Off Ramp/SR-9A (Limited Roadway)	
Plans and/or Studies	North Vision Plan	
Site Utilization	Current: Undeveloped Land	Proposed: Distribution Warehouse
Land Use / Zoning	Current: CGC/PUD and IBP	Proposed: BP/PUD
Development Standards for Impact Assessment	Current: <u>Scenario 1</u> 0.35 FAR <u>Scenario 2</u> 80% residential at 15 units/acre and 20% non-residential at 0.35 FAR	Proposed: <u>Scenario 1</u> 0.35 FAR <u>Scenario 2</u> 80% residential at 15 units/acre and 20% non-residential at 0.35 FAR
Development Potential	Current: <u>Scenario 1</u> 643,991 sq. ft. of CGC space <u>Scenario 2</u> 506 multi-family dwelling units and 128,798 sq. ft. of CGC space	Proposed: <u>Scenario 1</u> 643,991 sq. ft. of BP space <u>Scenario 2</u> 506 multi-family dwelling units and 128,798 sq. ft. of BP space
Net Increase or Decrease in Maximum Density	<u>Scenario 1</u> Increase/Decrease of 0 DUs <u>Scenario 2</u> Increase/Decrease of 0 DUs	
Net Increase or Decrease in Potential Floor Area	<u>Scenario 1</u> Increase/Decrease of 0 Sq. Ft. <u>Scenario 2</u> Increase/Decrease of 0 Sq. Ft.	
Population Potential	Current: <u>Scenario 1</u> N/A <u>Scenario 2</u> 1,189 people	Proposed: <u>Scenario 1</u> N/A <u>Scenario 2</u> 1,189 people

Development Analysis		42.24 Acres
Special Designation Areas		
Aquatic Preserve	NO	
Septic Tank Failure Area	NO	
Evacuation Zone	Zone D	
Airport Environment Zone	150 ft. Height Restriction Zone	
Industrial Preservation Area	NO	
Cultural Resources	NO	
Archaeological Sensitivity	Low	
Historic District	NO	
Coastal High Hazard	NO	
Adaptation Action Area	NO	
Groundwater Aquifer Recharge Area	NO	
Wellhead Protection Zone	NO	
Boat Facility Siting Zone	NO	
Brownfield	NO	
Public Facilities		
Potential Roadway Impact	<u>Scenario 1</u> No Net New Daily Trips <u>Scenario 2</u> No Net New Daily Trips	
Potential Public School Impact	<u>Scenario 1</u> 125 New Students <u>Scenario 2</u> 125 New Students	
Water Provider	JEA	
Potential Water Impact	<u>Scenario 1</u> Increase/Decrease of 0 gallons per day <u>Scenario 2</u> Increase/Decrease of 0 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	<u>Scenario 1</u> Increase/Decrease of 0 gallons per day <u>Scenario 2</u> Increase/Decrease of 0 gallons per day	
Potential Solid Waste Impact	<u>Scenario 1</u> Increase/Decrease of 0 tons per year <u>Scenario 2</u> Increase/Decrease of 0 tons per year	
Drainage Basin/Sub-basin	Broward River/Broward River	
Recreation and Parks	Garden City Park	
Mass Transit Access	JTA Stop 3109 and 3110 (Route 102)	
Natural Features		
Elevations	19-24 ft.	
Land Cover	4410: Pine Plantation	
Soils	(38) Mascotte Fine Sand, 0 to 2 percent slopes	
Flood Zones	NO	
Wetlands	6410: Freshwater Marshes/Graminoid Prairie	
Wildlife (applicable to sites greater than 50 acres)	NO	

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).

Future Land Use Element

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

A JEA availability letter dated October 6, 2021, was provided by the applicant. Availability Letter 2021-4851 identifies existing potable water and sewer connections.

An existing 16-inch water main is located along Lem Turner Road. The connection point has not been reviewed for site fire protection requirements and a private fire protection analysis is required.

An existing 20-inch force main is located along Lem Turner Road. Connection to the JEA-owned sewer system for this proposed development will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main.

Evacuation Zone

This land use amendment application was routed to the Emergency Preparedness Division (EPD). The subject site is located in Evacuation Zone D. No analysis was provided by EPD at the time of this report's publication.

School Capacity

The Planning and Development Department determined the development potential of the proposed amendment to LDR. Given this, the proposed amendment could result in the development of 506 multi-family dwelling units and 125 new students.

The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

Application Review Request: COJ PDD: School Impact Analysis
Proposed Name: L-5697-22C Lem Turner Ind Warehouse and MF
Requested By: Ed Luke^{*} Lukacovic / Abigail Trout
Reviewed By: Shalene B. Estes
Due: 8/8/2022

Analysis based on maximum dwelling units: **506**

School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 2&7
Elementary	1	10,520	53%	63	58%	8,314	3,373
Middle	1	7,527	88%	25	86%	807	791
High	1	8,087	80%	37	72%	1,116	1,778
				Total New Students	125		

NOTES:

¹ Proposed Development's Concurrent Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA. Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

Public School Facilities Element

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

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

Supplemental School Information:

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

Application Review Request: COJ PDD: Baseline Checklist Review
Proposed Name: L-5697-22C Lem Turner Ind Warehouse and MF
Requested By: Ed Luke / Lukacovic / Abigail Trout
Reviewed By: Shalene B. Estes
Due: 8/8/2022
 Analysis based on maximum dwelling units: 506

SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Biscayne ES #269	1	63	667	703	105%	100%
Highland MS #244	1	25	1071	697	65%	75%
First Coast HS #265	7	37	2212	2194	99%	101%
		125				

NOTES:

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

² Does not include ESE & room exclusions

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

Transportation

The subject site is 42.24 total acres and is accessible from Lem Turner Rd, a minor arterial facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 4. The applicant proposes to change the existing land use from Community General Commercial (CGC) to Business Park (BP).

Comprehensive Plan Consistency:

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

Transportation Element

- Objective 2.4 The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.
- Policy 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.
- Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current land use would result in 18,352 daily trips or 8,628 daily trips, depending on the scenario. If the land use is amended to allow for this proposed BP development, this will result in 8,011 or 5,012 daily trips, depending on the scenario.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in no net new daily trips when compared to the existing land use. The Transportation Planning Division recommends ongoing coordinating efforts with the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.

Table A
Daily Trip Generation Estimation Scenarios

Existing Land Use- Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	820	643,991 SF	T = 37.01 (X) / 1000	23,834	5,482	18,352
				Total Trips for Existing Scenario 1 Land Use		18,352
Existing Land Use- Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC- N	821	128,798 SF	T = 67.52 (X) / 1000	8,696	3,478	5,218
CGC- R	220	506 MF DUs	T = 6.74 (X)	3,410	0	3,410
				Total Trips for Existing Scenario 2 Land Use		8,628
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
BP	770	643,991 SF	T= 12.44 (X) / 1000	8,011	0	8,011
				Total Trips for Proposed Scenario 1 Land Use		8,011
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
BP- N	770	128,798 SF	T= 12.44 (X) / 1000	1,601	0	1,602
BP- R	220	506 MF DUs	T= 6.74 (X)	3,410	0	3,410
				Total Trips for Proposed Scenario 2 Land Use		5,012
				Scenario 1 Net New Daily Trips		0
				Scenario 2 Net New Daily Trips		0

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

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of less than 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 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low 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 1.2.6 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.

Wetlands

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

Wetlands Characteristics:

Approximate Size: 4.64 acres within the subject area

General Location(s): Isolated pockets located in the northwestern corner and eastern border of the subject site

Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation and size. In addition the wetland has no clear or significant impact on the City's waterways.

Soil Types/ (66) Surrency loamy fine sand, depressional, 0 to 2 percent slopes
The surrency soil series consists of nearly level, very poorly drained soils. These soils form in thick sandy and loamy marine sediments.

Wetland Category: Category III

Consistency of Permitted Uses: Uses permitted within Category III wetlands are subject to CCME Policies 4.1.3 and 4.1.6

Environmental Resource

Permit (ERP): Not provided by applicant but on record with the St. Johns River Water Management District (Permit No. 102299-3).

Wetlands Impact: According to the 2020 ERP provided by the St. Johns River Water Management District, approximately 13.99 acres of wetlands will be impacts (on or surrounding the subject site). However, there has not been a formal or informal wetland determination for the project site. *Please note that the area of interest in the ERP is larger than the land use amendment subject site. Wetland maps provided by the ERP are featured as Attachments A and B within this report.*

Associated Impacts: No impacts.

Conservation/Coastal Management Element

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i the habitat of fish, wildlife and threatened or endangered species,
 - ii the abundance and diversity of fish, wildlife and threatened or endangered species,
 - iii the food sources of fish and wildlife including those which are threatened or endangered,
 - iv the water quality of the wetland, and
 - v the flood storage and flood conveyance capabilities of the wetland;
- (c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and
 - (d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided

- the stormwater management system is constructed in accordance with the permit; and
 - ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
 - (e) Septic tanks

Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
 - (f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

- (1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:
 - (a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

- (b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture
such activities are to be in compliance with Chapter 40C-44, F.A.C.

- (2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on August 9, 2022, the required notices of public hearing signs were posted. Twenty-two (22) 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 August 1, 2022. No one from the public attended for inquiry on this land use amendment application.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Development Area

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

Future Land Use Element:

- 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 1.1.5** 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 1.1.21** Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to

allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

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

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

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 shall ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

According to the category description of the Future Land Use Element (FLUE), Community/General Commercial (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. 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 to reduce the number of Vehicle Miles Traveled. The maximum gross density within the Suburban Area shall be 20 units/acre and there shall be no minimum gross density.

Business Park (BP) in the Suburban Area is intended to provide compact low to medium intensity office development. Development which includes low to medium density residential uses is preferred on sites located outside of areas identified as an Industrial Sanctuary.

Plan amendment requests for new BP designations are preferred in locations which are supplied with full urban services and with site access to roads classified as arterial or higher on the Highway Functional Classification Map. The maximum gross density in Suburban Area shall be 20 units/acre and there shall be no minimum density. Transit-Oriented Development shall provide a minimum gross density of 15 units/acre; and may increase the maximum gross density by an additional 20 units/acre; except for sites abutting Low Density Residential (LDR) and Rural Residential (RR), in which case the maximum gross density shall be 20 units/acre.

The subject site is located west of Lem Turner Road (SR-115) and north of I-295 (SR-9A). The applicant is proposing a land use change from CGC to BP. The proposed amendment seeks to use the subject property to provide a distribution warehouse. The proposed amendment to BP allows for low intensity industrial uses and transitional uses. As such, the amendment would maintain a compatible land use pattern along Lem Turner Road (SR-115). According to the Industrial land use category's introduction, many industrial uses can exist in harmony with non-industrial neighbors through proper site design, arrangement of uses and the incorporation of effective buffers. The companion rezoning is a PUD which can include site design requirements to promote compatibility with surrounding uses. Therefore, the proposed amendment is consistent with FLUE Goal 1 and Objective 1.1.

The amendment provides compatible uses for the surrounding CGC, BP, and NC designated land. The proposed land use amendment is in the Suburban Development Area, in a preferred location with access to full urban services. The designation of BP for the property promotes supportive uses for the location at the corner of I-295 and Lem Turner Road. Therefore, the proposed amendment is consistent with the intent of the Suburban Development Area and FLUE Goal 3, Objective 3.2, and Policies 1.1.5 and 1.1.21.

The companion PUD application indicates that water and sewer will be provided by JEA. A JEA availability letter dated October 6, 2021, indicates connection points for both potable water and sewer along Lem Turner Road. Therefore, the proposed amendment is consistent with FLUE Policy 1.2.9.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop, and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

North Vision Plan

The application site lies within the North Jacksonville Shared Vision and Master Plan area. The plan identifies the I-295/SR-9A and Lem Turner Road Interchange as a regional power center. Development in this location including large scale, automobile-oriented retail such as discount retailers, big box retailers and home stores are encouraged. This interchange is intended to encourage commercial buildings and incorporate architectural features that provide visual interest. Additionally, this location is not appropriate for pedestrian oriented mixed-use centers and therefore the proposed development of a distribution warehouse in the BP land use category encourages and fulfills the goals of this Vision Plan.

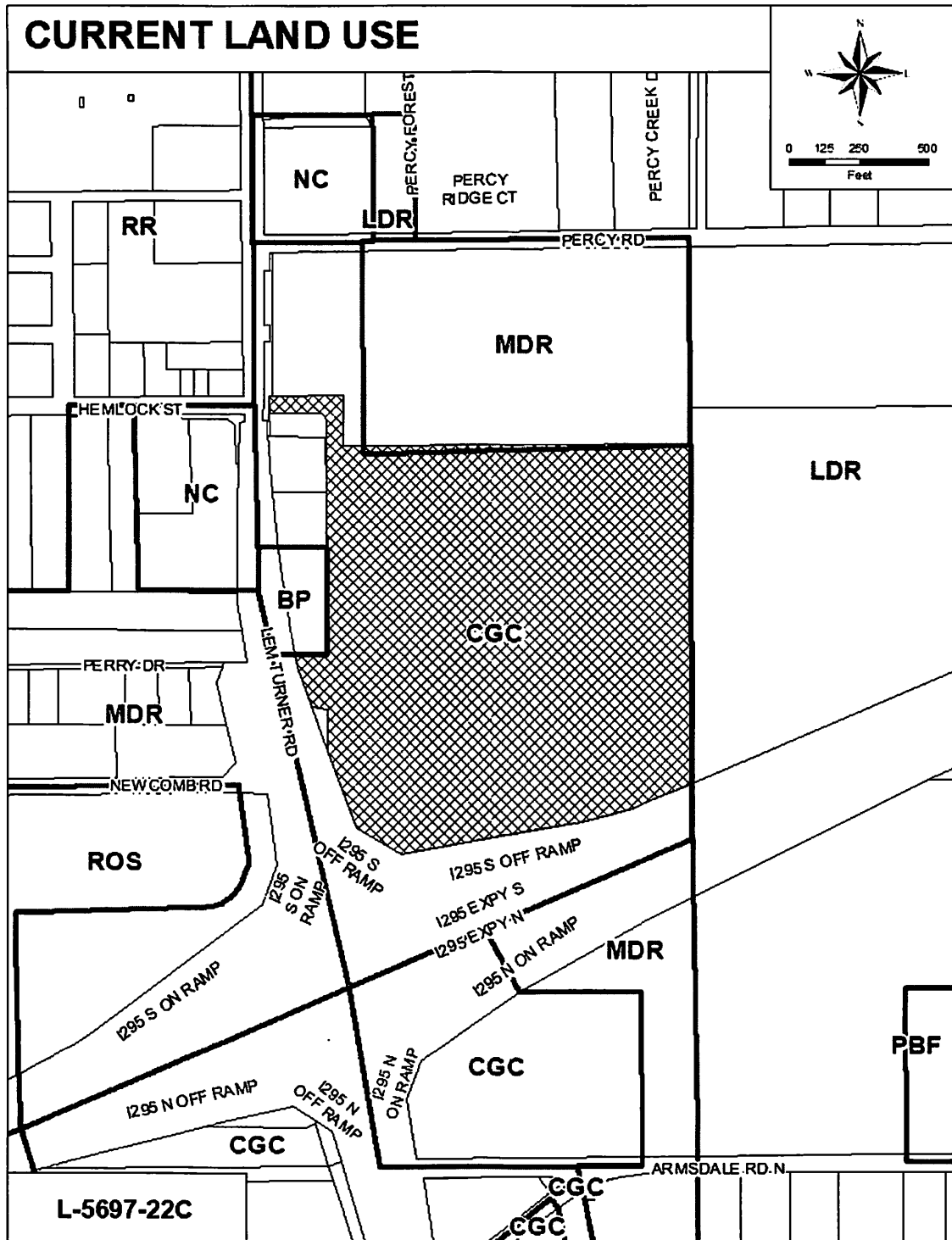
Strategic Regional Policy Plan

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

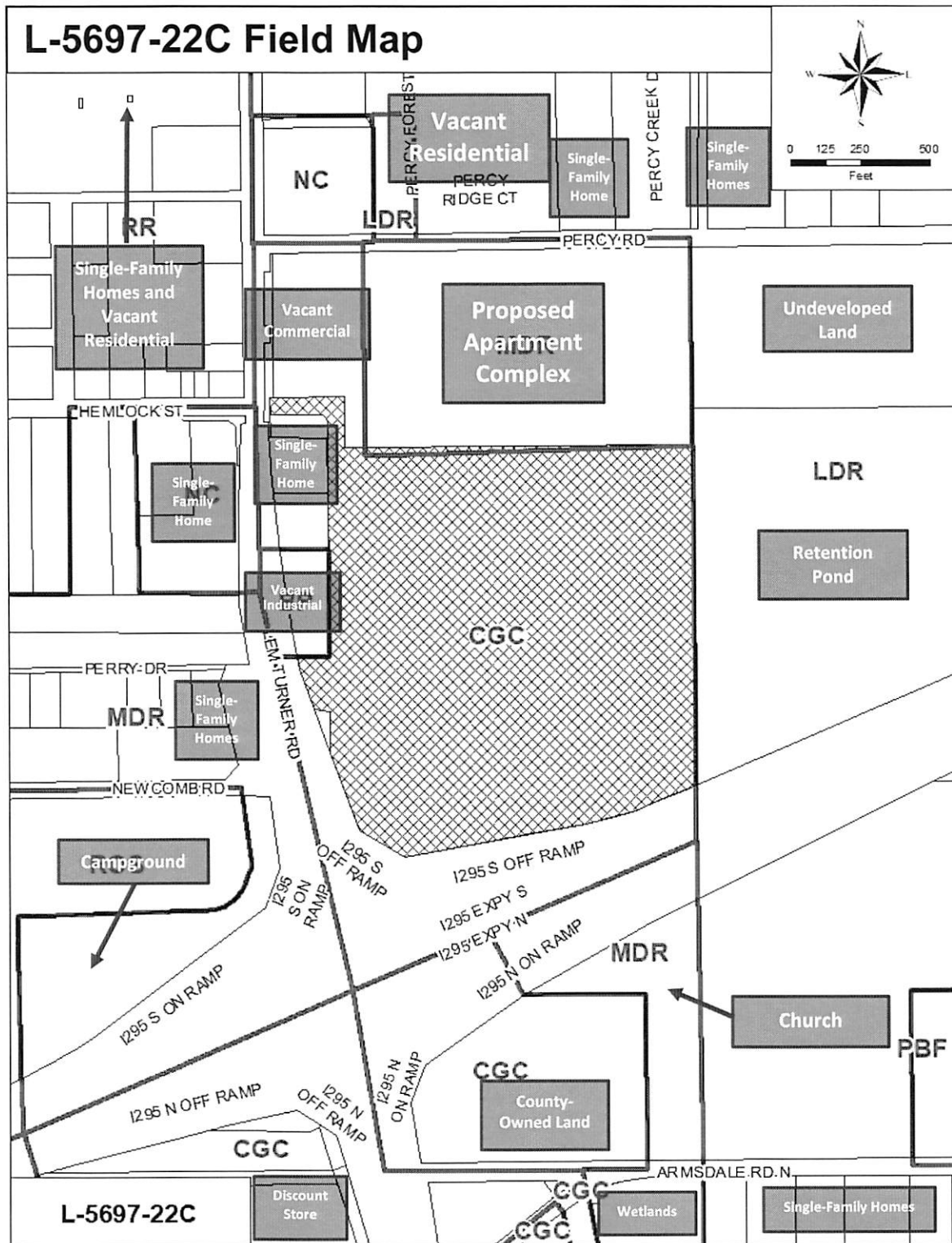
Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

The proposed land use amendment to BP promotes an environment that is conducive to the creation of new business thereby providing an opportunity to further local economic growth. Therefore, the proposed amendment is consistent with Goal 2.3 of the Strategic Regional Policy Plan, Economic Development Element.

L-5697-22C Current Land Use Map



L-5697-22C Land Utilization Map



Attachment A
Soil Map



Attachment B
Wetland Map

