

Report of the Jacksonville Planning and Development Department

Large-Scale Future Land Use Map Amendment – February 28, 2025

Ordinance/Application No.: 2025-89 / L-5996-24A

Property Location: 11201, 11203, and 0 Branan Field Road and 0 Dawsons Creek Drive

Real Estate Number(s): 002327 0000; 002331 0000; 002332 0000; 002340 0000; 002341 0000; 002342 0000; 002346 0100

Property Acreage: 79.33 acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: Paul Harden, Esquire

Current Land Use: Rural Residential (RR)

Development Area: Suburban Development Areas

Proposed Land Use: Low Density Residential (LDR)

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

Proposed Zoning: Planned Unit Development (PUD) (to move forward at the adoption round of this large-scale land use amendment)

RECOMMENDATION: ***APPROVE***

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To develop as low-density, single family residential.

BACKGROUND

The approximately 79.33-acre subject site is located in the Suburban Development Area, the Southwest Planning District (District 4) and Council District 12. The site is located north of Brannan Field Road, a local roadway, between Dawsons Creek Drive and Rippa Valley Way, which are both local roads. The site is approximately 0.75 miles northwest of Oakleaf Plantation Parkway, a minor arterial road and is west of Cecil Commerce Center Parkway, an FDOT Expressway.

The site abuts Low Density Residential (LDR) to the east and if approved, this amendment would extend the LDR land use westward. The site abuts Rural Residential (RR) and Mixed Use to the west, and MU to the north. The area south of the site across Branan Field Road is in the Recreation and Open Space (ROS) land use category. This ROS designated area is part of the Hunting Preserve in the Argyle Forest DRI and a portion of a future City Park. The DRI is over 8000 acres and includes a mix of uses extending to Blanding Boulevard. The MU designation that surrounds the site on the west and north is part of the Cecil Field and Commerce Center that was established pursuant to Ordinance 2002-669-E.

The amendment site abuts but is not part of the Argyle Forest Development of Regional Impact (DRI) south of the site, across Branan Field Road.

The site is in close proximity to Cecil Airport. Approximately 40 acres are in a 50-foot height restriction zone and the rest of the site and approximately 40 acres are in the 150-foot height restriction zone. At its closest, the site is also 250 feet from a runway protection zone. While the site is in close proximity to the airport, only approximately 2.15 acres on the south side of the site is in a Civilian Notice Zone.

The site is within the Rural Residential (RR) land use category and the applicant requests a land use change from RR to Low Density Residential (LDR). The RR category allows 2 units / acre when both centralized potable water and wastewater are available to the site, as provided in the application. The LDR land use category allows 7 units / acre with full urban services.

This is the transmittal round of the large-scale land use amendment. The proposed Planned Unit Development (PUD) rezoning will be filed for legislation at the adoption round of the land use amendment.

The adjacent land use categories, zoning districts and property uses of the land use amendment site are as follows:

North: Land Use: Mixed Use (MU) with FLUE SSP 4.3.8 for the Cecil Field and Commerce Center (pursuant to Ordinance 2002-0669)
Zoning: Planned Unit Development (PUD) (pursuant to Ordinance 1997-1064-E)
Property Use: Undeveloped, and the Cecil Commerce Center MU area

South: Land Use: Predominantly Recreation and Open Space (ROS), Conservation (CSV), Residential Professional Institutional (RPI), Public Buildings and Facilities (PBF)
Zoning: PUD (pursuant to 2003-833-E), PUD (pursuant to Ordinance 1999-804-E) Residential Rural – Acre (RR-Acre), Residential Low Density – 100A (RLD-100A)

Property Use: Villages of Argyle DRI, Hunting Preserve at DRI, and future City Park. There is a single-family subdivision close to the site to the southeast with more than 100 single-family residences

East: Land Use: Low Density Residential (LDR), Rural Residential (RR), CSV, RPI, Medium Density Residential (MDR)
 Zoning: PUD (pursuant to Ordinance 2017-343-E), PUD (pursuant to Ordinance 1999-804-E), RR-Acre
 Property Use: Single-family residences with associated retention ponds and undeveloped

West: Land Use: MU (pursuant to Ordinance 2002-0669), RR
 Zoning: PUD (pursuant to Ordinance 1997-1064-E), PUD (pursuant to Ordinance 2003-833-E), RR-Acre, AGR, RLD-100
 Property Use: Single-family subdivision, undeveloped, Cecil Airport, Cecil Commerce Center, Branan Field Wildlife and Environmental Area

The Location, Current Land Use and Field Map at the end of this report provides a detailed picture of the existing development pattern for the immediate area.

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.

Development Analysis		79.33 acres / 3,455,614.8 sq. ft.
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Brannan Field Road – Local Roadway	
Plans and/or Studies	Southwest Jacksonville Vision Plan	
Site Utilization	Current: Single Family Residential	Proposed: Low Density, Single Family Residential
Land Use / Zoning	Current: RR / RR-Acre	Proposed: LDR / PUD
Development Standards for Impact Assessment	Current: 2 DU / Acre	Proposed: 5 DU / Acre
Development Potential	Current: 158 DU	Proposed: 396 DU
Net Increase or Decrease in Maximum Density	Increase of 238 DU	

Development Analysis		79.33 acres / 3,455,614.8 sq. ft.	
Net Increase or Decrease in Potential Floor Area	N/A		
Population Potential	Current: 420 People	Proposed: 1,053 People	
Special Designation Areas			
Aquatic Preserve	No		
Evacuation Zone	No		
Airport Environment Zone	Cecil Airport: 50' and 150' Height Zone Noise Contours: 70 dB (30.6 acres), 65 dB (47.9 acres), and 60 dB (2.0 acres) Civilian Notice Zone: 2.0 acres		
Industrial Preservation Area	No		
Cultural Resources	No		
Archaeological Sensitivity	Low, Medium, and High		
Historic District	No		
Coastal High Hazard	No		
Adaptation Action Area	No		
Groundwater Aquifer Recharge Area	0"-4"		
Wellhead Protection Zone	No		
Boat Facility Siting Zone	No		
Brownfield	No		
Public Facilities			
Potential Roadway Impact	2,244 Net new daily trips		
Potential Public School Impact	96 Students		
Water Provider	JEA		
Potential Water Impact	Increase of 63,308 gpd		
Sewer Provider	JEA		
Potential Sewer Impact	Increase of 47,481 gpd		
Potential Solid Waste Impact	Increase of 618 tons per year		
Drainage Basin/Sub-basin	Brady-Yellow Branch / Sal Taylor Creek		
Recreation and Parks	Brannen Field Park		
Mass Transit Access	Oakleaf RediRide Zone		
Natural Features			
Elevations	62'-100'		
Land Cover	1100: Residential, low density - less than 2 dwelling units/acre 2110: Improved pastures (monocult, planted forage crops) 4110: Pine flatwoods 4410: Pine plantation 5300: Reservoirs - pits, retention ponds, dams 6210: Cypress 6250: Hydric pine flatwoods		

Development Analysis		79.33 acres / 3,455,614.8 sq. ft.
		6300: Wetland forested mixed 7430: Spoil areas
Soils		14: Boulogne Fine Sand, 0-2% slopes 22: Evergreen-Wesconnett Complex, Depressional, 0-2% slopes 32: Leon Fine Sand, 0-2% slopes 58: Pottsburg Fine Sand, High, 0-3% slopes
Flood Zones		0.2% Annual Chance Flood Hazard: 0.32 Acres AE Flood Zone: 0.07 Acres
Wetlands		6.95 Acres – Category III
Wildlife (applicable to sites greater than 50 acres)		The environmental report provided by the applicant identifies 5 Gopher Tortoise nests on site. In Florida, the species is “State-designated Threatened”. According to the Federal Fish and Wildlife Service, the gopher tortoise was delisted in Florida under the Federal Endangered Species Act and are solely protected under state rule. The protection of listed species will be addressed during the permitting phases of the project. Please see the wildlife section of this report for further information.

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 application was routed to JEA for evaluation in accordance with the large scale land use amendment impact assessment guidelines. JEA provided an assessment showing the change in water and sewer demand based on the potential impacts of the proposed land use change. According to the application, it is the intent of the applicant to serve the development with JEA central water and sewer.

The applicant has provided a JEA availability letter, dated August 5, 2024. The letter provides that there are two potable water connection points. One is an existing 8-inch water main along Branan Field Road. There is also a 20-inch water main on Cecil Connector Road and the Branan Field Road intersection. Concerning sewer connection, there is an existing 8-inch force main on Cecil Connector Road at the Branan Field Road intersection. The letter provides that the existing 4-inch force main along Branan Field Road does not have capacity for the development therefore it will need to be replaced with 6-inch minimum force main.

Future Land Use Element

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

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

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Transportation

The subject site is 79.33 acres and is located on Branan Field Road, a local roadway, which is northwest of the intersection between Oakleaf Plantation Parkway, a minor arterial, and Cecil Commerce Center Parkway, an FDOT expressway. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 6. The applicant proposes to change the existing land use from Rural Residential (RR) to Low Density Residential (LDR).

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 plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

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 RR land use would result in 1,490 trips. If the land use is amended to allow for this proposed LDR development, this will result in 3,734 daily trips.

Transportation Planning Division **RECOMMENDS** the following:

The difference in daily trips for the proposed land use amendment has 2,244 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
Trip Generation Estimation Scenarios

Current Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RR	210	158 DUs	T= 9.43 (X)	1,490	0	1,490
				Total Trips for Existing Land Use- Scenario 1		1,490
Proposed Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
LDR	210	396 DUs	T= 9.43 (X)	3,734	0	3,734
				Total Trips for Proposed Land Use- Scenario 1		3,734
			Scenario Difference in Daily Trips			2,244

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

School Capacity

The proposed amendment could result in the development of 396 dwelling units and 96 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-5996-240 Branan Field & Dawsons Creek Dr. Requested By: Sam Roberts Reviewed By: Lerome Griggs Due: 2/11/2025							
Analysis based on maximum dwelling units:		396					
School Type	CSA ¹	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 1 & 2
Elementary	3	6,760	78%	47	79%	1,097	1,668
Middle	7	2,097	159%	19	85%	-313	2,278
High	3	2,690	83%	30	60%	-155	2,682
				96			

NOTES:

¹ Proposed Development's Concurrent Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-119

MS-050

HS-078

0.248

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 (102,110) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office. The analysis does not reveal a deficiency in capacity.

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-5996-24A Brannan Field Rd & Dawsons Creek Dr. Requested By: Sam Roberts Reviewed By: LeYonne Griggs Due: 2/11/2025 Analysis based on maximum dwelling units: <u>396</u>						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ¹	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Enterprise Learning Academy ES#255	8	47	896	780	87%	77%
Chaffee Trail MS#140	7	19	985	677	69%	N/A
Westside HS#241	8	30	1793	1505	84%	87%
		96				

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-119
MS-050
HS-078

0.248

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 (102,110) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, 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 1.2.2 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 will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR)

Policy 1.2.3 The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridan Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.

Policy 1.2.7 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridan Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridan Aquifer Recharge GIS grid coverage.

**Airport Environment Zones (The subject site is in three zones, described below.
All zones are associated only with Cecil Airport.)**

Height Restriction Zones for Cecil Airport (2 zones)

Approximately 40 acres of the north portion of the site is in the 50' height restriction zone for Cecil Airport. Approximately 40 acres on the south portion of the site are in the 150' height restriction zone. Zoning will limit development to a maximum height of 50 feet or 150 feet, depending on the location of development, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

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

Civilian Notice Zone for Cecil Airport

Approximately 2.2 acres of the southern portion of the site is also located in a Civilian Influence Zone for Cecil Airport. These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport,

Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on the Military and Civilian Influence Zones Map.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

Future Land Use Element

Policy 2.6.14 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on the Military and Civilian Influence Zones Map.

Noise Zones

The entire site is in 3 different Day-Night Sound Level (DNL) zones for Cecil Airport. These generally run from north to south on the site and the acreage for each zone is as follows:

Noise Zone	Acreage
70-74.99 DNL	31 acres
65-69.99 DNL	47 acres
60-64.99 DNL	2 acres

Future Land Use Element Policies 2.6.8, 2.6.9, 2.6.10, 2.6.12, and 2.6.13 include requirements related to density, use, and noise level reduction for areas of the subject site with those noise zones.

Future Land Use Element

Policy 2.6.8 Within the 65 to 74.99 DNL noise zone as depicted on the Military and Civilian Influence Zones Map, the City does not permit mobile home parks. Single-family residential structures that are unable to achieve a 30dB noise level reduction are also not permitted. Again, as listed in the Instruction Manual, non-residential uses are allowed, subject to conditions regarding disclosure and noise attenuation in construction. Schools and most outdoor recreation uses are not allowed. All allowed development is subject to disclosure requirements.

Policy 2.6.9 Within the 60 DNL or higher area as depicted on the Military and Civilian Influence Zones Map, entertainment assembly uses may be allowed when scheduled with the U.S. Navy. As listed in the Instruction Manual, all other uses are allowed subject to disclosure requirements.

Policy 2.6.10 The Civilian Airport Influence Zones are identified in the Military and Civilian Influence Zones Map. The following policies refer to the City's Land Development Regulations.

- Policy 2.6.12 Within the 65 to 74.99 DNL noise zone as depicted on the Military and Civilian Influence Zones Map, the City does not permit mobile home parks. Single-family residential structures that are unable to achieve a 30 dBA noise level reduction are also not permitted. Non-residential uses are allowed, subject to conditions regarding disclosure and noise attenuation in construction. Schools and most outdoor recreation uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007, or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All allowed development is subject to disclosure requirements.
- Policy 2.6.13 Within the 60 DNL or higher area as depicted on the Military and Civilian Influence Zones Map, entertainment assembly uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007, or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All other uses are allowed subject to disclosure requirements.

Flood Zones

Approximately 0.07 of an acre of the subject site is within the AE Flood Zone and 0.32 of an acre is located in the 0.2 Percent Chance Annual Hazard Area (X Flood Zone). Both flood zones are located in the northwest corner of the application site. 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. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory. This flood zone is associated with the upper reach of Little Trout River.

The 0.2 PCT Annual Chance Flood Hazard area is 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.

Conservation /Coastal Management Element (CCME)

- Policy 2.6.1 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 2.6.3 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.
- Policy 13.7.10 The City has adopted and shall maintain a floodplain management ordinance that establishes engineering requirements to safeguard the public health, safety, and general welfare and minimizes public and private losses due to flooding through regulation and development of flood hazard areas. The ordinance shall include development and redevelopment regulations that:
- A. Minimize unnecessary disruption of commerce, access and public service during times of flooding;
 - B. Require the use of construction practices that will prevent or minimize future flood damage;
 - C. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;
 - D. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;
 - E. Minimize damage to public and private facilities and utilities;
 - F. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;
 - G. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and
 - H. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

Wetlands

Review of City data and submitted wetlands survey from the applicant 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 and applicant's wetlands survey that indicates

the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 17.41 acres

General Location(s): The wetlands are located in the northern and central undeveloped portions of the application site.

Quality/Functional Value: All wetland areas have 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, depressional – The Evergreen series consists of nearly level, very poorly drained soils. These soils formed in decomposed organic materials underlain by thick sandy marine sediments. They are located in depressions. The soil is moderately slowly permeable to rapidly permeable. Generally, the high water table is at or above the surface for very long periods.

(87) Dorovan muck, depressional – The Dorovan series consists of nearly level, poorly drained, organic soils. This soil is formed in decomposed organic materials. They are located in depressions and are moderately permeable. Generally, the high water table is at or above the 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: None proposed at this time.

Associated Impacts: Some of the wetlands are associated with Flood Zone A.

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.

Wildlife Report

The applicant submitted a Listed Wildlife and Habitat Assessment Report, performed by Oneida Environmental, LLC, (OE) dated August 15, 2024, (on file with the Planning and Development Department). Vegetative communities were identified according to the

Florida Land Cover Classification System (FLCCS) (FWC 2018). These methods are consistent with recognized FWC survey guidelines for a general wildlife assessment. According to the report, on May 28, 2024, and August 7, 2024, OE biologists conducted a site visit to assess the onsite habitats with emphasis on the presence of listed wildlife species. During the site assessment, OE biologists conducted meandering pedestrian transects and stationary observations to survey the onsite habitat types, with emphasis on those areas with vegetative assemblages, hydrology, and/or soils potentially indicative for the presence of listed wildlife species identified in the desktop review. The scope of this effort was a presence/absence survey for listed wildlife species and the supporting habitats identified for each species. Formal, species-specific, surveys were not within the scope of the site assessment but can be conducted to satisfy any future permitting requirements.

Methodology:

Prior to the site assessment, aerial orthophoto satellite images, USGS topographic maps, and U.S. Department of Agriculture (USDA) soil survey maps were reviewed for the potential presence of onsite listed wildlife habitats. The soil survey for Duval County was reviewed to help evaluate suitable habitat for sensitive species depending on substrate requirements (USDA 1987). FWC databases (FWC 2018, 2021, and 2024), FNAI Biodiversity Matrix (FNAI 2024, Audubon EagleWatch Program database (Audubon 2023), USFWS Information for Planning and Consultation (IPaC) Jacksonville District USFWS Wood Stork Programmatic Key (USFWS 2008) and Eastern Indigo Snake Programmatic Effect Determination Key (USFWS 2017), were assessed in order to determine the potential for sensitive wildlife species and their suitable habitats.

Results:

Twenty-four (24) wildlife species were identified in the report. Of the 24, the surveyors identified 2 notable species:

- Gopher tortoises were identified by their burrows, of which there were 5 onsite. The gopher tortoise is classified as a state-threatened species and is protected by Florida's Endangered and Threatened Species Rule (Rule 68A-27, F.A.C.). According to the United States Fish and Wildlife Service, the gopher tortoise was delisted in Florida under the Federal Endangered Species Act and is solely protected under state rule.

Gopher tortoises must be relocated before any land clearing or development takes place, and property owners must obtain permits from FWC before capturing and relocating gopher tortoises.

- Additionally, the Eastern Indigo Snake, which is listed at the federal and state level, was not observed but according to the report, the property contained potentially suitable habitat which could sustain eastern indigo snakes, particularly gopher tortoise burrows in which they tend to cohabitate. The report provides that the proposed project is not likely to adversely affect the species.

- The other notable species identified in the report was the Muscovy Duck, which is considered a nuisance under state and federal guidelines.

If USACE, SJRWMD, FDEP and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are most likely to trigger a request for additional information will depend on the nature of the work being proposed.

The assessment listed various upland and wetland habitat communities found on-site and the potential wildlife species that may utilize those habitats. Development of portions of the existing undeveloped portions of site will alter and impact the existing various habitat communities, although to what extent, it is presently not known.

Conservation Coastal Management Element

Excerpt from

Policy 3.6.5 The City shall maintain a land development review process for the assessment and protection of listed species and their habitat, which shall apply to issuance of development permits and land clearing, excluding bona fide silvicultural and agricultural activities. Projects which contain areas identified for protection shall be required to incorporate creative project designs through utilization of such measures as clustering, mixed land use designations and transfer of development rights programs. For purposes of the policy, the term listed species shall be limited to listed animal species as defined in the Definitions Section of the Comprehensive Plan.

PROCEDURAL COMPLIANCE

Upon inspection by the Planning Department on February 10, 2025, the required notice of public hearing sign was posted. Eighty-four (84) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

A Citizen Information Meeting was held via Zoom on February 18, 2025. Four members of the public attended to ask the applicant questions and express concerns about the project. Attendees expressed concerns about possible negative effects on nature and the local environment, the pace of development, and the potential for increased traffic and the capacity of the area to accommodate it.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies:

Future Land Use Element (FLUE)

Development Areas

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

- | | |
|---------------|--|
| Goal 1 | To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. |
| 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 1.1.7 | 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 1.1.9 | <p>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:</p> <ul style="list-style-type: none">• Potential for the development of blighting or other negative influences on abutting properties• Traffic Impacts• Site Access |

- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

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

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

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

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

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

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

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

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 residents. 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 Comprehensive Plan and Land Development Regulations.

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

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

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

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

Rural Residential (RR) is a category intended to provide rural estate residential opportunities in the Suburban and Rural Development Areas of the City. Generally, single-family detached housing will be the predominant development typology in this category. Density, location and mix of uses shall be pursuant to the Development Areas as set forth in the Future Land Use Element.

According to the Category Description in the FLUE, Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category.

New residential subdivisions in LDR should be designed in such a way as to reduce the number of Vehicles Miles Traveled, and cul-de-sacs should be avoided. Density, location and mix of uses shall be pursuant to the Development Areas set forth in the Future Land Use Element. The maximum gross density in the Urban and Suburban Areas shall be 7 units per acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density.

- The maximum gross density shall be 2 units per acre and the minimum lot size shall be half an acre when both potable water and wastewater are not available.
- The maximum gross density shall be 4 units per acres and the minimum lot size shall be $\frac{1}{4}$ of an acre if either one of centralized potable water or wastewater services are not available.

Plan amendment requests for new LDR designations are preferred in locations which are supplied with full urban services. LDR in the Urban Area and Suburban Area is intended to provide for low density residential development.

Access to the site is provided via Branan Field Road, a local roadway, between Cecil Commerce Center Parkway to the east and Cecil Airport to the west. There are subdivisions abutting the property to the east and west with an additional subdivision across Branan Field Road to the southeast in the Villages of Argyle DRI. The Villages of Argyle DRI is a mixed-use area over 8000 acres in size south of the site thar reached east to Blanding Boulevard. There are no public transportation stops within easy distance of the subject site, however a ReditRide Zone is across Branan Field Road to the south. JTA's ReditRide service provides affordable, on-call transportation to customers in 14 Jacksonville communities. Curb to curb service must be in the same designated zone. For example, if you are picked up within the Beaches zone, you must be dropped off within the Beaches Zone.

The LDR land use density limit is greater than the existing Rural Residential (RR) land use category. The maximum allowable density in the RR land use category with full urban services in the Suburban Development Area is 2 units / acre. The maximum density allowed in the LDR land use category in the Suburban Development Area with full urban services is 7 units / acre. The site has access to central sewer and water. The site abuts the LDR land use category to the east. The amendment, if approved, will extend the LDR land use category westward and provide a scaled transition between the RR land use category west of the site and the LDR designated land to the east. The proposed change to LDR will allow for higher density residential uses in the area and encourages residential development of the site which is consistent with the surrounding residential uses, meeting FLUE Goals 1 and 3, and Policies 1.1.7, 1.1.22 and 3.1.5.

The proposed LDR land use is consistent with the development trends and land use patterns in the area. Residential neighborhoods abut the site to the east and west. The land use change would increase the amount of residential land available to accommodate anticipated population growth and the associated need for housing to accommodate growth of the City, thus conforming with FLUE Objective 1.1 and 3.1 and Policy 1.1.21. It

will also improve access and housing near the Cecil Commerce Center, conforming with Policy 3.2.

The companion PUD rezoning will be submitted with the adoption round of this land use application and will provide an opportunity for innovative site planning and development strategies that will include a more detailed proposal for the site, consistent with the proposed change to the LDR land use category in this area fulfilling FLUE Policy 1.1. 9.

The application was routed to JEA for evaluation in accordance with the land use amendment impact assessment guidelines. JEA provided an assessment showing the change in water and sewer demand based on the potential impacts of the proposed land use change. The analysis is attached to the end of the report. According to the application, it is the intent of the applicant to serve the development with JEA central water and sewer. Providing consistency with FLUE Policy 1.2.8. The applicant has provided a JEA availability letter, dated August 5, 2024. The letter provides that there are two potable water connection points. One is an existing 8-inch water main along Branan Field Road. There is also a 20-inch water main on Cecil Connector Road and the Branan Field Road intersection. Concerning sewer connection, there is an existing 8-inch force main on Cecil Connector Road at the Branan Field Road intersection. The letter provides that the existing 4-inch force main along Branan Field Road does not have capacity for the development therefore it will need to be replaced with 6-inch minimum force main.

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.

Southwest Vision Plan (2003)

The subject site is located within the boundaries of the Southwest Jacksonville Vision Plan. While the plan does not provide specific recommendations for the subject site, redevelopment of the site supports Theme 1 of strengthening existing neighborhoods and creating new ones. Therefore, the proposed application is consistent with the goals outlined in the Southwest Jacksonville Vision Plan.

Strategic Regional Policy Plan

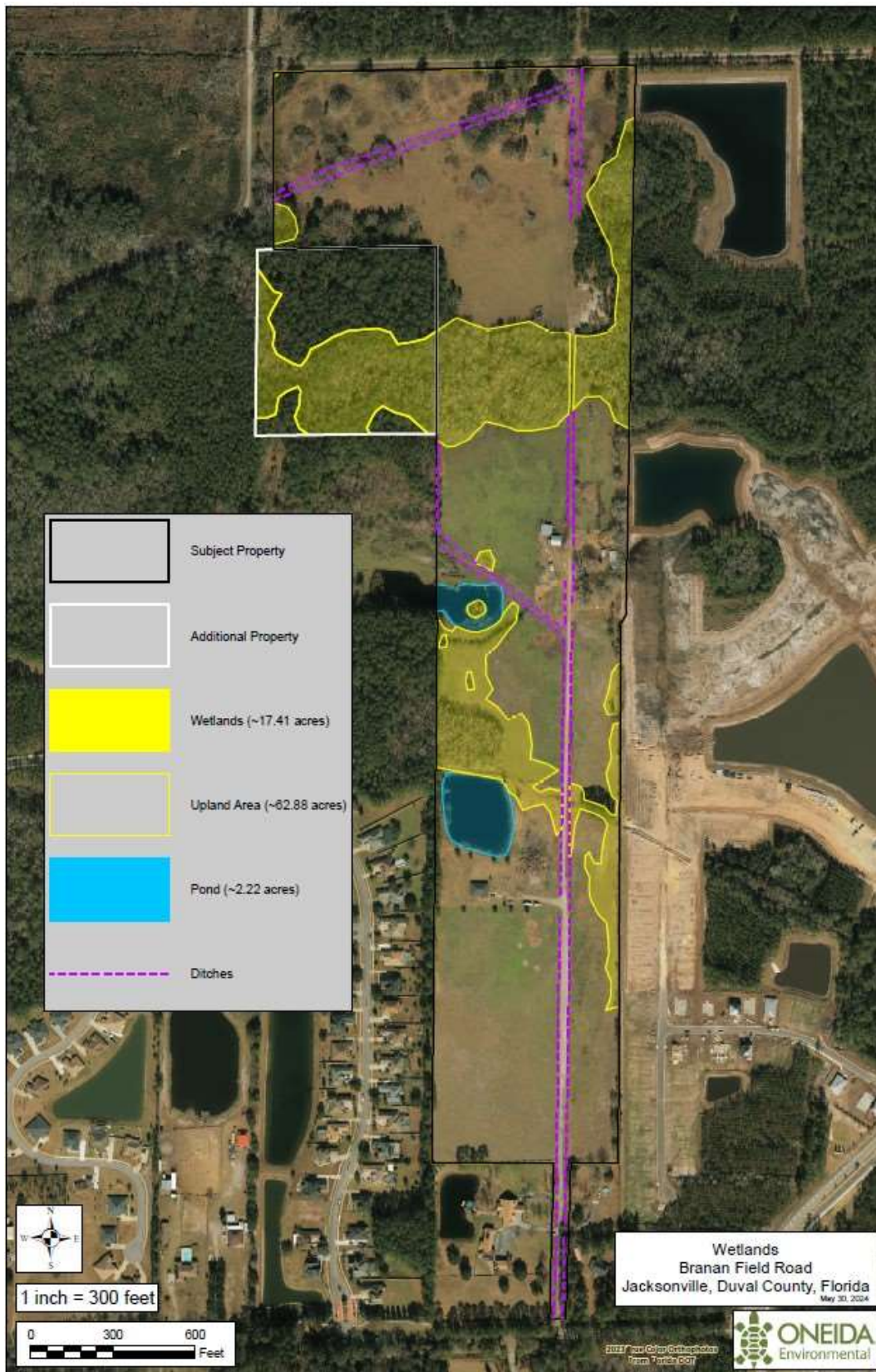
The proposed amendment is consistent with the following Goal of the Strategic Regional Policy Plan:

Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing types in the northeast Florida region

and create a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

WETLAND MAP



FLOOD ZONE MAP



SEMI-ANNUAL SERIES IMPACTS

JEA WATER & SEWER DEMAND ANALYSIS - CITY OF JACKSONVILLE

		Existing			Projected			Change in			Current		Projected		Change in	
Application #	Existing Land Use	Proposed Land Use (GPD)	Acres	Dwelling Units Per Acre	Total Dwelling Units	Percent Built	Commercial Building Total Square Feet	Projected Water Demand (GPD)	Projected Water Demand (GPD)	Water Demand (GPD)	Water End	Rural?	Sewer Demand (GPD)	Sewer Demand (GPD)	Sewer Demand (GPD)	
LS607-24A-53810-1	RR	LDR	36.500	79.33	N/A	N/A	0%	366.9F	59,000	58,500	North	No	31,300	79,200	47,900	
Legend for Land Use																
AGR = Agriculture		CSV = Conservation														
BP = Business Park		RR = Rural														
CDC = Community/General		PEB = Public Building & Facilities														
HI = Heavy Industrial		HDR = High Density Residential														
LDR = Low Density Residential		RPI = Residential Professional Institutional														
LI = Light Industrial		ROS = Recreation and Open Space														
Notes																
From JEA: Water = 360-gpm/100 SF; 250-gpm/100 SF Sewer = 80% of Water																
Commercial and Office Use Sewer = 15-gps/SF																
RPI water use based on 50% building coverage of site at 0.05 GPD per Sq. Ft.																
ND water use based on 45% building coverage of site at 0.05 GPD per Sq. Ft.																
PEB & CDC water use based on 35% building coverage of site at 0.05 GPD per Sq. Ft.																
LI water use based on 40% building coverage of site at 0.042 GPD per Sq. Ft.																
HI water use based on 40% building coverage of site at 0.042 GPD per Sq. Ft.																
WDC water use based on 25% building coverage of site at 0.03 GPD per Sq. Ft.																
CUP Allocation for 2017: (see based on allocations by the SJRWMD.																
MU water use based on per approved development plan no. 2)																
Minimum N3 to S6 Transfer (MGD)																
Minimum N3 to S6 Transfer (MGD)																
(1) Current Committed Capacity from JEA Environmental Group (MEV).																
(2) JEA has received a 20 year Consumption Use Permit (CUP) from the SJRWMD in August 2016 (8327-16). The allocations used in this spreadsheet represent the allocations issued in the CUP.																
Disclaimer: The calculations to determine the water and sewer flows contained in 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 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 Rain for New Development Projects document (latest edition).																