



A NEW DAY.

# City of Jacksonville, Florida

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January 23, 2025

The Honorable Randy White  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
117 West Duval Street  
Jacksonville, FL 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2024-0972/Application No. L-5994-24C**

Dear Honorable Council President White, 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 2024-0972 on January 23, 2025.

P&DD Recommendation                      APPROVE

PC Issues:    None

**PC Vote:    6-0 APPROVE**

Michael McGowan, Chair	Aye
Lamonte Carter	Aye
Amy Yimin Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Moné Holder	Aye
Ali Marar	Aye
Tina Meskel	Aye

Planning Commission Report  
January 23, 2025  
Page 2

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

Sincerely,



**Helena A. Parola, MAURP**  
***Chief of Community Planning***  
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**Report of the Jacksonville Planning and Development Department**

**Small-Scale Future Land Use Map Amendment – January 17, 2025**

**Ordinance/Application No.:** 2024-972 / L-5994-24C  
**Property Location:** 6030 and 6040 Firestone Road  
**Real Estate Number(s):** 014560-0100 and 014560-0000  
**Property Acreage:** 6.08 acres  
**Planning District:** District 4, Southwest  
**City Council District:** District 14  
**Applicant:** Hayden Phillips, Esq.  
**Current Land Use:** Low Density Residential (LDR)  
**Proposed Land Use:** Medium Density Residential (MDR)  
**Current Zoning:** Residential Rural-Acre (RR-Acre)  
**Proposed Zoning:** Residential Medium Density-A (RMD-A)  
**Development Boundary:** Suburban Development Area

**RECOMMENDATION: APPROVE**

**APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

For development consistent with the market.

**BACKGROUND**

The 6.08-acre subject site is located along the west side of Firestone Road, a collector roadway, located between Wheat Road and 118<sup>th</sup> Street. The applicant is proposing a Future Land Use Map (FLUM) amendment to the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan from Low Density Residential (LDR) to Medium Density Residential (MDR) to allow for a higher density of residential development on the site. The applicant is also proposing a companion rezoning from Residential Rural Acre (RR-Acre) to Residential Medium Density-A (RMD-A), which is pending concurrently with this application, pursuant to Ordinance 2024-973.

The subject site is mostly vacant with one single family home on site. The site abuts Medium Density Residential landuse to the north and the east, across Firestone Road. The abutting Ordinance 2024-972/Application L-5994-24C

medium density residential property directly to the north of the subject site was amended from LDR to MDR pursuant to 2023-0850-E. There are low density residential uses to the south and west of the site.

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

North: Land Use: Medium Density Residential (MDR)  
 Zoning: Residential Medium Density- D (RMD-D)  
 Property Use: Single and Multi-family residential across Wheat Road

South: Land Use: Low Density Residential (LDR)  
 Zoning: Rural-Residential Acre (RR-Acre) and Residential Low Density-90 (RLD-90)  
 Property Use: Single-family residential

East: Land Use: Medium Density Residential (MDR)  
 Zoning: RMD-A  
 Property Use: Single-family residential

West: Land Use: Low Density Residential (LDR)  
 Zoning: Residential Rural-Acre (RR-Acre) and Residential Low Density-60 (RLD-60)  
 Property Use: Single-family residential

## **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.

### **Land Use Amendment Impact Assessment - Application Number L-5994-24C**

<b>Development Analysis – 6.08 acres</b>		
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Firestone Road/ Collector Roadway Classification	
Plans and/or Studies	Southwest Vision Plan	
Site Utilization	Current: Single Family/ Vacant	Proposed: Medium Density Residential use
Land Use / Zoning	Current: LDR/RR-Acre	Proposed: MDR/RMD-A

<b>Development Analysis – 6.08 acres</b>		
Development Standards for Impact Assessment	Current: 5 DUs/Acre	Proposed: 15 DUs/Acre
Development Potential	Current: 30 DUs	Proposed: 91 DUs
Net Increase or Decrease in Maximum Density	Increase of 61 DUs	
Net Increase or Decrease in Potential Floor Area	No change	
Population Potential	Current: 79 People	Proposed: 213 People
<b>Special Designation Areas</b>		
Aquatic Preserve	No	
Evacuation Zone	No	
Airport Environment Zone	300' Height and Hazard Zone (NASJAX)	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	High to Low Sensitivity	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	0 to 4 inches	
Wellhead Protection Zone	Yes- 750 ft buffer zone	
Boat Facility Siting Zone	No	
Brownfield	No	
<b>Public Facilities</b>		
Potential Roadway Impact	Increase of 324 net new daily trips	
Potential Public School Impact	21 New Students	
Water Provider	JEA	
Potential Water Impact	Increase of 13,405 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 11,053.8 gallons per day	
Potential Solid Waste Impact	Increase of 158 tons per year	
Drainage Basin/Sub-basin	Ortega River/ Fishing Creek	
Recreation and Parks	Wheat Road Park	
Mass Transit Access	Firestone Road & Wheat Road; Wheat Road and Buckley Dr	
<b>Natural Features</b>		
Elevations	58 feet to 67 feet	
Land Cover	1100: RLD- less than two dwelling units per acre 4340: Upland mixed coniferous/hardwood	
Soils	58: Pottsburg Fine Sand 32: Leon Fine Sand	
Flood Zones	No	
Wetlands	No	

<b>Development Analysis – 6.08 acres</b>	
Wildlife (applicable to sites greater than 50 acres)	N/A

**Utility Capacity**

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA’s Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant has provided a JEA Availability Letter, dated October 24, 2024, as part of the companion rezoning application. According to the letter, there is an existing 8-inch water main along Firestone Road just south of Wheat Road. There is also an existing 16-inch force main along Firestone Road and 12-inch gravity sewer main along Wheat Road at the Firestone Road Intersection for sewer services.

Both the land use amendment application and the companion rezoning application indicate that the site will be served by JEA water and sewer. The MDR land use category requires connection to centralized JEA and water and sewer to develop multi-family dwellings.

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 to the JEA Collection Systems available within a five (5) year period.

**Transportation**

The subject site is 6.08 acres and is located on Firestone Road, a 2-lane collector roadway. This segment of Firestone Road between Morse Avenue and 103rd Street is operating at 41% of capacity. 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 Low Density Residential (LDR) to Medium Density Residential (MDR)

**Comprehensive Plan Consistency:**

The Trip Generation Analysis is consistent with the 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

- 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.
- 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 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 LDR land use would result in 283 trips. If the land use is amended to allow for this proposed MDR development, this will result in 607 daily trips.

**Transportation Planning Division RECOMMENDS the following:**

The difference in daily trips for the proposed land use amendment has 324 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
LDR	210	30 DUs	T= 9.43 (X)	283	0	283
				<b>Total Trips for Existing Land Use- Scenario 1</b>		<b>283</b>
Proposed Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
MDR	220	90 MFDUs	T = 6.74 (X)	607	0	607
				<b>Total Trips for Proposed Land Use- Scenario 1</b>		<b>607</b>
				<b>Scenario Difference in Daily Trips</b>		<b>324</b>

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

### School Impacts

The 6.08 acre proposed land use map amendment has a development potential of 90 dwelling units and 21 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-5994-24C 6030/40 Firestone Rd  
 Requested By: Kaleigh Shuler  
 Reviewed By: LeVonne Griggs  
 Due: 12/3/2024

Analysis based on maximum dwelling units: 90

School Type	CSA <sup>1</sup>	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/Development <sup>2</sup>	5-Year Utilization (%)	Available Seats - CSA <sup>3</sup>	Available Seats - Adjacent CSA 1, 2 87
Elementary	8	6,160	78%	11	79%	1,127	11,541
Middle	2	1,656	43%	4	64%	481	2,320
High	8	2,690	83%	6	60%	155	1,538
<b>Total New Students</b>				<b>21</b>			

**NOTES:**

<sup>1</sup> Proposed Development's Concurrent Service Area (CSA)

<sup>2</sup> Available CSA seats include current reservations

<sup>3</sup> 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, resulting in a field of 0.248.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

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

Objective 3.2 Adopted Level of Service (LOS) Standards  
Through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City’s Capital Improvement Plan.

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-5994-24C 6030/40 Firestone Rd  
 Requested By: Kaleigh Shuler  
 Reviewed By: LeVonne Griggs  
 Due: 12/3/2024

Analysis based on maximum dwelling units: 90

SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded) <sup>3</sup>	SCHOOL CAPACITY <sup>2</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	% OCCUPIED	4 YEAR PROJECTION
Jacksonville Heights ES#229	8	11	916	484	53%	43%
Westside MS#207	2	4	1034	897	87%	55%
Westside HS #241	8	6	1793	1505	84%	84%
		21				

**NOTES:**

- <sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)
- <sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Student Distribution Rate

- ES-119
- MS-050
- HS-078

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 high and low 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.

### **Airport Environment Zone**

The application site is located within the 300-foot Height and Hazard Zone for Jacksonville Naval Air Station. Zoning will limit development to a maximum height of 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

### Future Land Use Element

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

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would

extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

### **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.

### **Wellhead Protection Zone**

Approximately less than one acre of the land use amendment site is within the 750-foot buffer of a wellhead. The Environmental Quality Division reviewed the application for possible impacts. (See Attachment A) While the review did not find issues with the proposed application, information was provided for the applicant's use if a well was intended on this property.

#### Infrastructure Element, Sanitary Sewer Sub-Element

- Policy 1.2.3      The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health,

safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.
3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements, and a copy of the plugging and abandonment report shall be submitted to the EQD.

## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on December 13, 2024, the required notices of public hearing signs were posted. Thirty-six (36) 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 January 6, 2025. Other than the applicant, there were no members of the public in attendance to hear more information on this amendment.

## **CONSISTENCY EVALUATION**

### **Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies**

#### **Future Land Use Element (FLUE)**

##### *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 defined in this Plan.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.21 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 to the JEA Collection Systems available within a five (5) year period.

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

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.

Policy 3.1.12 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.

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.

According to the Future Land Use Element (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. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. 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. 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.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Plan amendment requests for MDR in the Suburban Development Area permit residential densities at a minimum of 7 units per acre and up to 20 units per acre. However, for sites located in the Suburban area, the maximum gross density shall be 30 units per acre when the site fronts along a road classified as a collector or higher and where the site does not abut land in LDR or RR. The subject site abuts land in the LDR land use category and therefore would be allowed a maximum of 20 units per acre.

The proposed amendment from LDR to MDR is a logical extension of the MDR land uses to the north and east of the subject site and will result in infill development in a location along a collector roadway, I-295 and 103<sup>rd</sup> Street, a minor arterial roadway and a commercial corridor which provides employment opportunities and retail shopping for new housing in the area. The proposed amendment provides a transition of uses with the continuation of MDR land use to the North and East and LDR to the South. The amendment will provide new housing

options to meet the needs of the growing population. Therefore, the amendment is consistent with FLUE Goal 3, Objective 3.1 and Policies 3.1.5 and 3.1.12. Amendment of the site's land use designation would add the potential for a more diverse housing stock on a site that fronts a collector roadway and is supplied with full urban services. Therefore, the amendment is consistent with the FLUE Goal 1, Objective 1.1, and Policies, 1.1.21, 1.1.22.

The applicant has provided a JEA Availability Letter, dated October 24, 2024, as part of the companion rezoning application. According to the letter, there is an existing 8-inch water and a 16-inch gravity sewer force main along Firestone Road. There is also an existing 12-inch gravity sewer main on Wheat Road near the Firestone Road intersection. Therefore, FLUE Policy 1.2.8 is satisfied.

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.

### **Vision Plan**

The subject property 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.

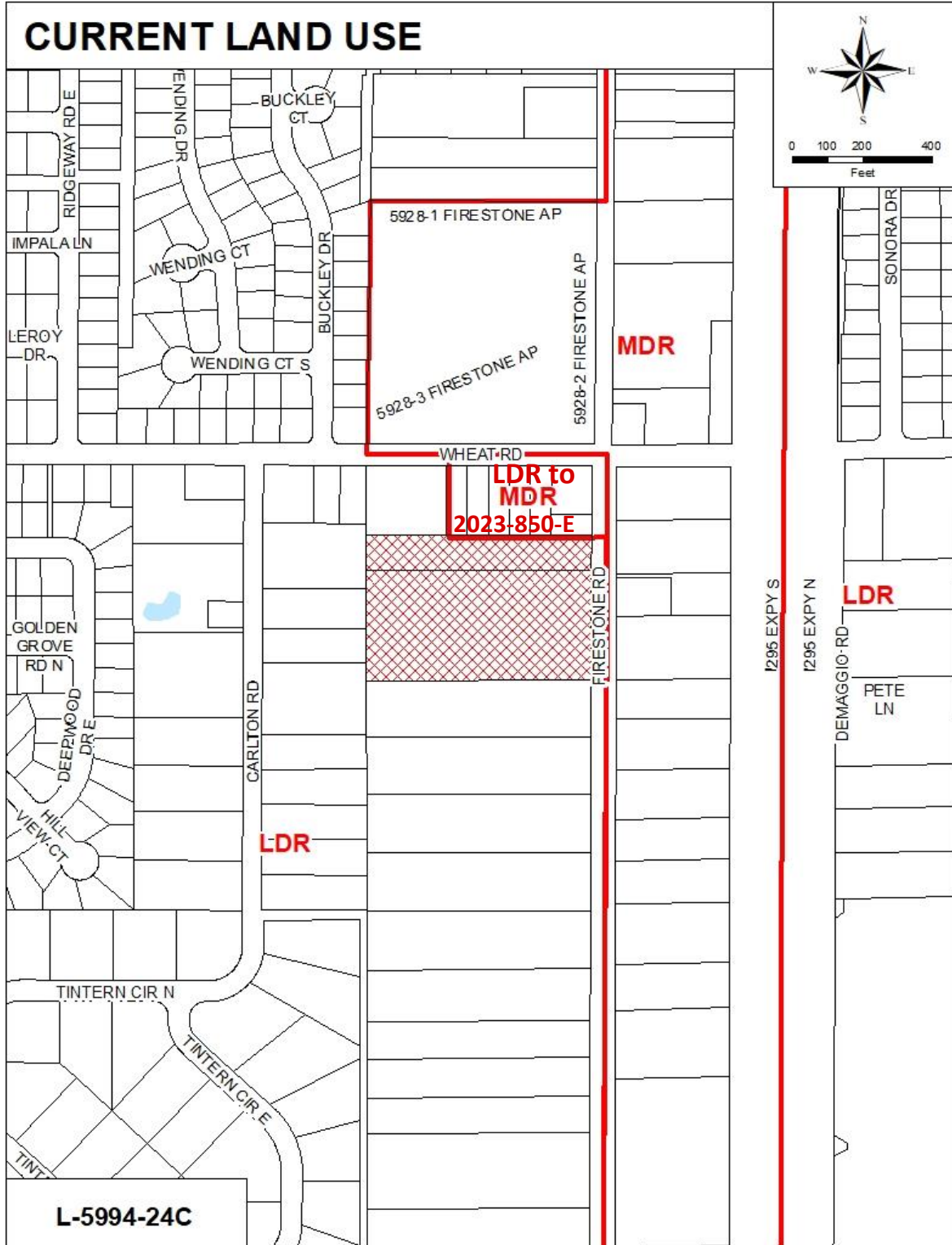
### **Strategic Regional Policy Plan**

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

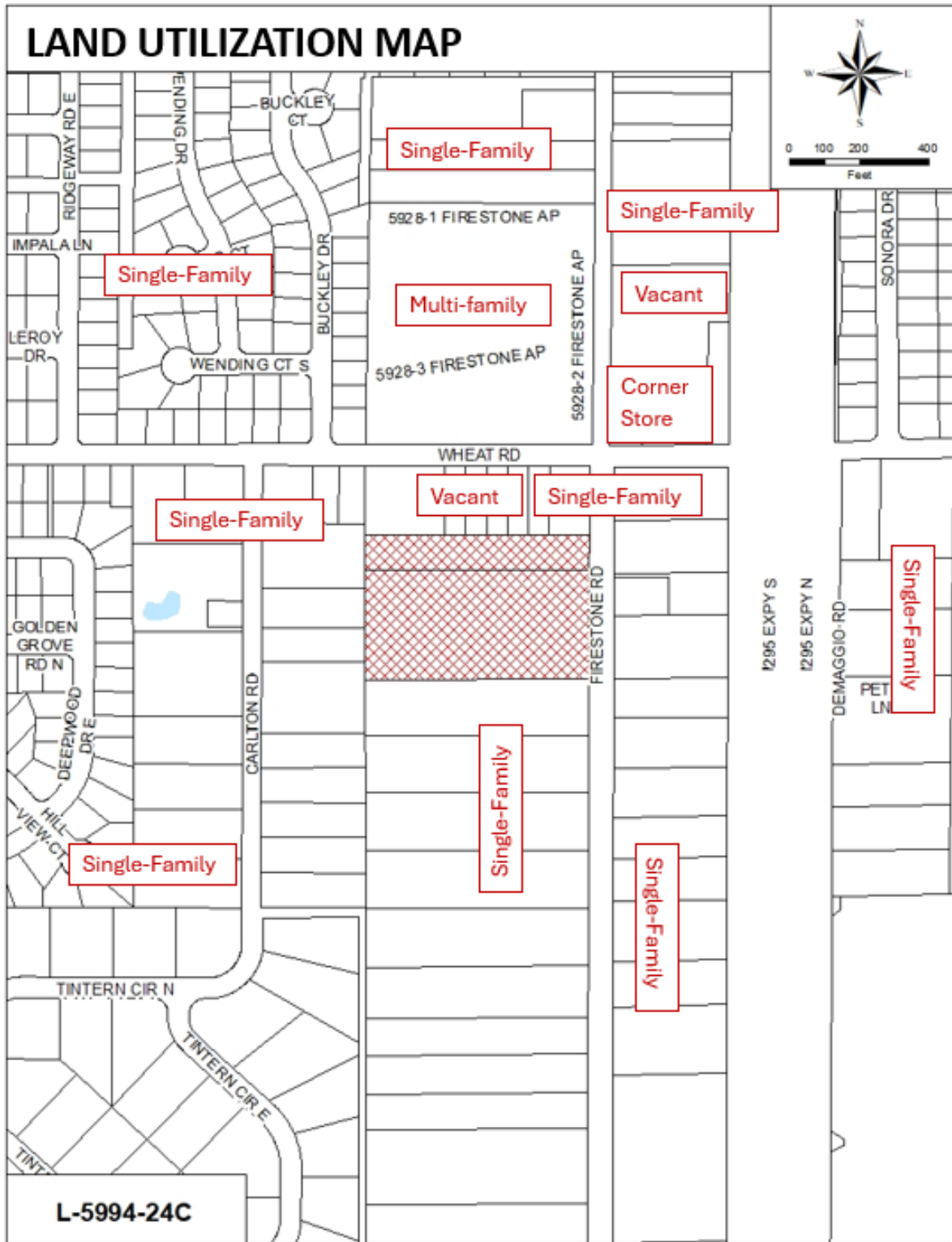
Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

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.

# CURRENT LAND USE MAP



# LAND UTILIZATION MAP



# ATTACHMENT A



A NEW DAY.

## City of Jacksonville, Florida

*Donna Deegan, Mayor*

Neighborhoods Department  
Environmental Quality Division  
214 N. Hogan St., 5<sup>th</sup> Floor  
Jacksonville, FL 32202  
(904) 255-7100  
www.jacksonville.gov

November 21, 2024

### MEMORANDUM

**TO:** Sam Roberts, City Planner I  
Planning and Development Department

**FROM:** Melissa M. Long, P.E., Chief *p.p. Terry Carr*  
Environmental Quality Division

**SUBJECT:** 6030 and 6040 Firestone Road (RE #s 014560-0000 and 014560-0100)  
Land Use Amendment Application Number L-5994-24C

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The Environmental Quality Division (EQD) has reviewed the subject land use amendment application for the proposed project, to be located at 6030 and 6040 Firestone Road (RE #s 014560-0000 and 014560-0100). The application was received on November 20, 2024.

A portion of the proposed project is located within a Wellhead Protection Area, as defined by City of Jacksonville Environmental Protection Board Rule 8 – Groundwater Resource Management, Section 8.102(zz). Therefore, that area of the proposed project must comply with City of Jacksonville Ordinance Code (COC) Chapter 366, Part 4 – Wellhead Protection, and Chapter 62-521.400, Florida Administrative Code (F.A.C.) – Ground Water Protection Measures in Wellhead Protection Areas.

Some notable conditions in COC Chapter 366, Part 4 include, but are not limited to:

- provisions for maintaining and protecting existing wells
- prohibitions against construction or modifications of groundwater wells
- requirements for inspection, backflow prevention, and other protective measures for wells
- notices of releases or spills of contaminants in Wellhead Protection Areas.

Some notable conditions in 62-521.400, F.A.C., include, but are not limited to:

- prohibitions against certain:
  - discharges of industrial wastewater to ground water
  - underground injection control wells
  - hazardous waste treatment, storage, disposal, and transfer facilities
  - aboveground and underground tankage of hazardous wastes
  - solid waste disposal facilities

- underground storage tanks
- aboveground storage tanks
- secondary containment requirements for hazardous wastes

The applicant must be advised to review and comply with all provisions of COC Chapter 366, Part 4 and Chapter 62-521.400, F.A.C., all during the development phase of the project and throughout subsequent occupancy and possession of the properties. EQD has no objection to the approval of a land use amendment for the proposed project, provided provisions are made for long-term, continuous compliance with COC Section 366.406 and Chapter 62-521.400, F.A.C.

If a planned unit development application is submitted subsequent to the land use amendment application, EQD will conduct its standard review of the planned unit development application and send its comments and questions to the Planning and Development Department.

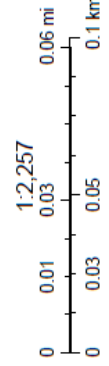
If you need additional information, please contact Charles Hubsch, at (904) 255-7217.

# Land Development Review



November 20, 2024

- 2095116\_L-5994-24C
- Well Head Protection Zones
- 750 foot buffer
- 500 foot buffer
- Parcels



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