

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
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Jacksonville, FL 32202
(904) 630-CITY
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September 7, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2023-0408/Application No. L-5833-23C

Dear Honorable Council President Salem, 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 2023-0408 on September 7, 2023.

P&DD Recommendation APPROVE

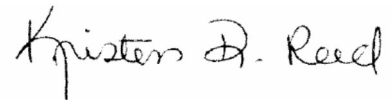
PC Issues: No speakers in opposition and the Planning Commission agreed it was a valuable site for industrial and logistics jobs in Jacksonville.

PC Vote: 6-0 APPROVE

Alexander Moldovan, Chair	Aye
Ian Brown, Vice-Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
David Hacker	Aye
Morgan Roberts	Aye

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

Sincerely,

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

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

Small-Scale Future Land Use Map Amendment – August 11, 2023

Ordinance/Application No.: 2023-408 / L-5833-23C

Property Location: 4868 Jones Road, 4876 Jones Road, 4882 Jones Road, and 4924 Jones Road between Pritchard Road and Jones Road.

Real Estate Number(s): 003369-0010, 003369-0020, 003369-0030, 003373-0010

Property Acreage: 19.37 Acres

Planning District: District 5, Northeast

City Council District: District 12

Applicant: Babette Ashley, Esquire

Current Land Use: Low Density Residential (LDR)

Development Area: Suburban

Proposed Land Use: Multi-Use (MU) subject to FLUE Policy 4.3.13 for the Westlake Development of Regional Impact (DRI)

Current Zoning: Agriculture (AGR) (9.68 acres)
Residential Rural-Acre (RR-Acre) (9.97 acres)
Planned Unit Development (PUD) (20.55 acres)

Proposed Zoning: Planned Unit Development (PUD)

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

There are four (4) parcels of real property included in this application (collectively, the "Property"). The Property is located immediately adjacent to the east and west of Parcel 3 of the Westlake Development of Regional Impact. The Westlake Development of Regional Impact ("DRI") and corresponding/matching Planned Unit Development ("PUD") consists of approximately 3,289-acres, which have a Multi-Use Area 2045 Comprehensive Plan Future Land Use Map Designation under Future Land Use Element Policy 4.3.13.

The reason for this amendment is to change the land use of the Property to Multi-Use, to allow the addition of the Property to Parcel 3 of the Westlake DRI and PUD, for development as part of the Westlake Industrial Park.

A companion application for PUD Rezoning of the Westlake PUD and a companion Application for Changes to the Westlake DRI under Section 380.06 (7), Florida Statutes, will be submitted in connection with this application to, among other items, add the Property to the PUD and DRI.

BACKGROUND

The applicant proposes a future land use map amendment from Low Density Residential (LDR) in the Suburban Development Area to Multi-Use (MU) to allow for light industrial and business park development. The proposed MU land use designation is subject to Future Land Use Element (FLUE) Policy 4.3.13 for the Westlake DRI Multi-Use Area. Companion Ordinance 2023-410 expands the boundaries of the Westlake DRI to incorporate the 19.37 acre subject land use amendment site. Additionally, a companion rezoning has been filed, Ordinance 2023-409, for a change from Agriculture (AGR), Residential Rural-Acre (RR-Acre) and Planned Unit Development (PUD) to PUD.

Multi-Use Site Specific Policy for the Westlake DRI allows a mix of uses subject to the requirements of the DRI development order. The site would be incorporated into the Westlake DRI FLUE policy with the subject land use amendment and incorporated into the DRI Development Order with companion Ordinance 2023-410. FLUE Policy 4.3.13 will remain unchanged with the subject and companion legislation and is shown below:

4.3.13

The Westlake DRI, which is a Multi-Use Area on the Future Land Use Map, shall allow the following land use categories: Low Density Residential (LDR), Medium Density Residential (MDR), Business Park (BP), Community/General Commercial (CGC), Light Industrial (LI), and Recreation and Open Space (ROS), all consistent with the Multi-Use Land Use Category. The density and intensity of these uses within the Multi-Use Category shall be as follows:

- 1) 666.4 acres – Low Density Residential (LDR);
- 2) 174.2 acres – Medium Density Residential (MDR);
- 3) 273.2 acres – Business Park (BP), limited to 4,000,000 square feet of BP development rights;
- 4) 167.5 acres – Community/General Commercial (CGC), limited to 2,500,000 square feet of CGC development rights;
- 5) 1,570.0 acres – Light Industrial (LI), limited to 17,000,000 square feet of LI development rights; and

6) 437.7 acres – Recreation and Open Space (ROS).

The property is located on the south side of Jones Road, a collector roadway just north of Pritchard Road, a minor arterial roadway. The site abuts the Westlake DRI to the west and south. The inclusion of the subject site into the Westlake DRI and the MU land use category will allow the Master Developer of the DRI to utilize the property for light industrial or business park uses as part of the Westlake DRI.

The 19.37 acre land use amendment site consists of 4 parcels that are vacant or include a single family dwelling unit on site. On the north side of Jones Road, there are single family homes and pasture land in the Agriculture (AGR) land use category. The east side of the site abuts land in the LDR land use category that includes large lot single family dwelling units and vacant land. The site abuts uses in the Westlake DRI to the south and west.

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

North: Land Use: AGR

Zoning: AGR

Property Use: Single-family dwelling units; pasture land

South: Land Use: Multi-Use (MU) and LDR

Zoning: PUD and RR-Acre

Property Use: Undeveloped industrial land in the Westlake DRI; Cisco Gardens Park

East: Land Use: LDR and AGR

Zoning: RR-Acre and AGR

Property Use: Single-family dwelling units; undeveloped land; Cisco Gardens Park

West: Land Use: M U

Zoning: PUD

Property Use: Warehousing; Undeveloped industrial land in the Westlake DRI

IMPACT ASSESSMENT

Potential impacts of the 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.

The land use amendment application will expand the existing development entitlements from the current boundaries of the Westlake DRI to the proposed boundary of the Westlake DRI (Ordinance 2023-410) which includes the subject site, making no increase in entitlements to the property. While the subject site will lose the current entitlements with the land use amendment from the existing LDR land use designations over the property, the change to MU, subject to FLUE Policy 4.3.13 and the Westlake DRI development order, spreads the DRI entitlements over the site without increasing current entitlements and therefore, has no affect in impacts to the surrounding area.

Impact Assessment Baseline Review

Development Analysis		19.37 acres
Development Boundary	Suburban Boundary	
Roadway Frontage Classification / State Road	Jones Road / Collector Roadway	
Plans and/or Studies	Northwest Jacksonville Vision Plan	
Site Utilization	Current: Single-family residential	Proposed: Add land to the Westlake DRI
Land Use / Zoning	Current: LDR	Proposed: Expand the abutting MU subject to FLUE Policy 4.3.13 for the Westlake DRI
Development Standards for Impact Assessment	Current: 5 units/acre	Proposed: Pursuant to existing FLUE Policy 4.3.13 and the Westlake DRI
Development Potential	Current: 96 DUs	Proposed: Pursuant to existing FLUE Policy 4.3.13 and the Westlake DRI – there are no changes to allowable uses or entitlements in the Westlake, therefore, the land use change creates no additional impacts
Net Increase or Decrease in Maximum Density	Decrease of 96 dwelling units	
Net Increase or Decrease in Potential Floor Area	N/A	
Population Potential	Current: 255 people	Proposed:

Development Analysis	19.37 acres	
		Pursuant to existing FLUE Policy 4.3.13 and the Westlake DRI
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	No	
Airport Environment Zone	300' Height Restriction Zone for OLF Whitehouse Field	
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 inches	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	Pursuant to existing FLUE Policy 4.3.13 and the Westlake DRI / No change in impacts	
Potential Public School Impact	Pursuant to existing FLUE Policy 4.3.13 and the Westlake DRI/ No change in impacts	
Water Provider	JEA	
Potential Water Impact	Pursuant to existing FLUE Policy 4.3.13 and the Westlake DRI/ No change in impacts	
Sewer Provider	JEA	
Potential Sewer Impact	Pursuant to existing FLUE Policy 4.3.13 and the Westlake DRI/ No change in impacts	
Potential Solid Waste Impact	Pursuant to existing FLUE Policy 4.3.13 and the Westlake DRI/ No change in impacts	
Drainage Basin/Sub-basin	Trout River / Bay Drain	
Recreation and Parks	Cisco Gardens Park (south of site)	
Mass Transit Access	No	
Natural Features		
Elevations	50-61 feet	
Land Cover	4340: Upland mixed coniferous/ hardwood	
Soils	49: Pamlico muck, depressional, 0 to 1% slopes. 62: Rutledge mucky fine sand, 0 to 2 percent slopes, frequently flooded	
Flood Zones	No	
Wetlands	Category III Wetlands; 6300: Wetland Forest Mixed	

Development Analysis	19.37 acres
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 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. The method of calculating water and sewer flows to properly size infrastructure shall continue to be based on JEA’s Water, Sewer and Reuse for New Development Projects document (latest edition).

According to the application, the applicant intends to connect to centralized water and sewer for the project. The Westlake Industrial Park DRI utilizes JEA water and sewer and it is the continued intent for the site to connect to centralized water and sewer as part of the DRI in order to provide consistency with FLUE Policy 1.2.8. While a JEA Availability Letter has not been submitted, according to the City’s GIS system’s Infrastructure Map, a water main runs south of the site along Pritchard Road and a sewer main runs southwest of the site on Pritchard Road.

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.

Parks, Recreation and Community Services Department

The southern boundary of the land use amendment site abuts Cisco Gardens Park. The application was routed to the Parks, Recreation and Community Services Department for review. The Department stated that the land use amendment abuts the portion of Cisco Gardens Park that is mostly wetlands and not developable. The Parks, Recreation and Community Services Department has no objections to the land use amendment and companion PUD rezoning.

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.

Airport Environment Zone

The site is located within the 300-foot Height and Hazard Zone for the OLF Whitehouse. 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 Floridian Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.

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

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the applicant 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: 4.63 acres

General Location(s): The wetlands are located in two isolated pockets of the application site. One pocket (3.45 acres) is located at the southwest corner of the application site and other pocket (1.18 acres) is located at the northeast area of the subject property.

Quality/Functional Value: The wetlands have a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.

Soil Types/ Characteristics: Southwest wetland pocket: (49) Pamlico muck, depressional, 0 to 1% slopes – The Pamlico series consists of nearly level, very poorly drained, organic soils. They formed in decomposed organic material underlain by thick loamy and sandy marine and fluvial sediments. They are on flood plains and depressions. The soil is moderately permeable. The high-water table generally is at or near the surface.

Northwest wetland pocket: (62) Rutlege mucky fine sand, depressional, 0 to 1% slopes – The Pamlico series consists of nearly level, very poorly drained, organic soils. They formed in thick sandy marine sediments and are located in depressions. The soil are rapidly permeable. The high-water table generally is at or near the surface.

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 according to the St. Johns River Water Management District web site.

Wetlands Impact: None anticipated at this time.

Associated Impacts: None.

Relevant Policies: CCME Policies 4.1.3 and 4.1.6

CCME Policy 4.1.3

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

(a) Encroachment

Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss

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

- i the habitat of fish, wildlife and threatened or endangered species,
- ii the abundance and diversity of fish, wildlife and threatened or endangered species,
- iii the food sources of fish and wildlife including those which are threatened or endangered,
- iv the water quality of the wetland, and
- v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality

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

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

the stormwater management system is constructed in accordance with the permit; and

- ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
- (f) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.6

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

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

- (a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

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

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

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

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

PROCEDURAL COMPLIANCE

Upon submittal of photos and a signed sign posting affidavit on July 17, 2023, the required notices of public hearing signs were posted. Twenty-nine (29) 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 July 31, 2023. No one from the public attended the meeting.

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.

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| 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 | Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the |

underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

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

Policy 1.1.21

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

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

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

limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.2.8

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 1/2 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 3.2

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

- Policy 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.
- Policy 3.2.4 Permit expansion of commercial uses adjacent to residential areas only if such expansion maintains the existing residential character, does not encourage through traffic into adjacent residential neighborhoods, and meets design criteria set forth in the Land Development Regulations
- Policy 3.4.2 The City shall encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to facilitate such development through regulatory measures.

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 Category Description in the Future Land Use Element (FLUE), the Low Density Residential (LDR) functional land use category provides for low density residential development. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site.

The Multi-Use (MU) land use category is intended to accommodate, in a more innovating fashion, development or redevelopment of areas in a larger size and scale. Development

of Regional Impacts are areas that are considered appropriate for the Multi-Use designation.

Companion Ordinance 2023-410 would expand the boundaries of the Westlake DRI and incorporate the subject site into the DRI. The proposed Master Plan Map H to the DRI identifies this site for Light Industrial / Commercial/Business Park/Residential (LI/CBR) uses. According to the application for the change to the DRI, the site is intended for light industrial/business park uses with existing entitlements allocated from the DRI. Additionally, companion Ordinance 2023-409 would rezone the site to PUD providing consistency with the proposed companion land use and DRI changes.

The site would be incorporated into the Multi-Use land use category subject to FLUE Policy 4.3.13 of the Westlake DRI which allows for light industrial, business park, commercial and residential uses. The site is located south of Jones Road and abuts the existing boundaries of the DRI on the west and south with access to full public facilities and services. The site is contiguous with and would be a logical extension of the boundaries of the DRI furthering economic opportunities of the industrial park and surrounding area consistent with the goal of Policy 1.1.21.

The proposed MU land use is consistent with the future development trends and land use patterns in the area while contributing additional lands for light industrial and business park development in an existing industrial area. The land use change would increase the amount of industrial land available to accommodate anticipated growth and the projected population as called for in FLUE Objective 1.1 and Policies and 3.2.1 and 3.4.2. The companion PUD rezoning provides for an opportunity for innovative site planning and development strategies that integrate the proposed light industrial and business park development into this area fulfilling FLUE Policy 1.1.19. Additionally, consistent with Policies 1.1.7 and 3.2.4, the PUD rezoning site plan identifies the placement of uses on the site which allows for a transition of use and maintains the agricultural and residential character of those areas north and east of the site.

Given the abutting MU land use category subject to FLUE Policy 4.3.13 and the Westlake DRI, the proposed land use amendment is a logical extension of MU resulting in a compatible and appropriate transition of land use for the area. The change to MU encourages development of the site while incorporating the project into the larger mixed use area, meeting FLUE Goals 1 and 3 and Policy 3.4.2.

According to the application, the applicant intends to connect to centralized water and sewer for the project. The Westlake DRI utilizes JEA water and sewer and it is the continued intent for the site to connect to centralized water and sewer when it is a part of the DRI providing consistency with FLUE Policy 1.2.8. While a JEA Availability letter has not been submitted, according to the City's GIS system's Infrastructure map, a water main runs south of the site along Pritchard Road and a sewer main runs southwest of the site on Pritchard Road.

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 site is located within the boundaries of the Northwest Jacksonville Vision Plan. The site is located in the Westlake Character Area of the Suburban Area of the Plan. The Westlake DRI is identified as a center where increased development and organized growth should be promoted. As a master planned development, the Westlake Industrial Park DRI is consistent with the intent of the Plan which emphasizes continued development and redevelopment in identified centers of the district.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Policy of the Northeast Florida Regional Council (NEFRC) Strategic Regional Policy Plan (March 2021), Regional Transportation Element Goal, Objective, and portions of Policy 4:

Goal Create efficient connectivity within the Region, and with state, national, and global economies. Include centers of population and jobs that are well-connected, limit commute times for most residents and provide opportunities for all residents of the region to work if they choose.

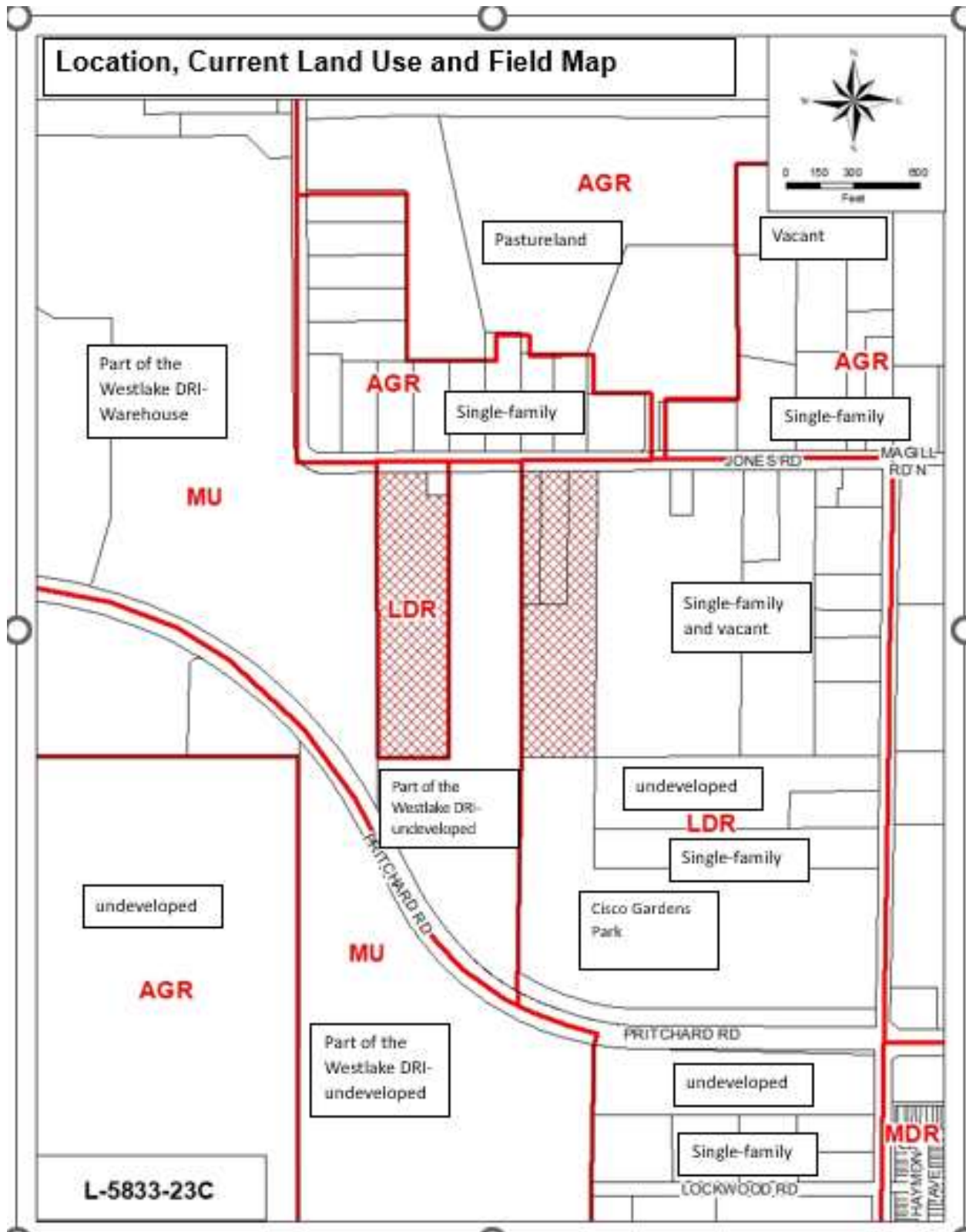
Objective Integrated Planning: The link between land use, resources and mobility.

Policy 4 The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

- Local governments as they identify areas appropriate for mixed-use development.
- Incentives for dense and/or mixed use development.
- Maintenance of a diversity of land use in the region.
- Infill and redevelopment.

The proposed land use amendment to MU pursuant to FLUE Policy 4.3.13 for the Westlake Industrial Park DRI promotes an environment that is conducive to extending the industrial park with an additional 20 acres of land abutting the DRI on the northeast portion of the DRI. In addition, the proposed development of this site is considered infill development. Therefore, the proposed amendment is consistent with Transportation Element Goal, Objective, and Policy 4 of the Strategic Regional Policy Plan.

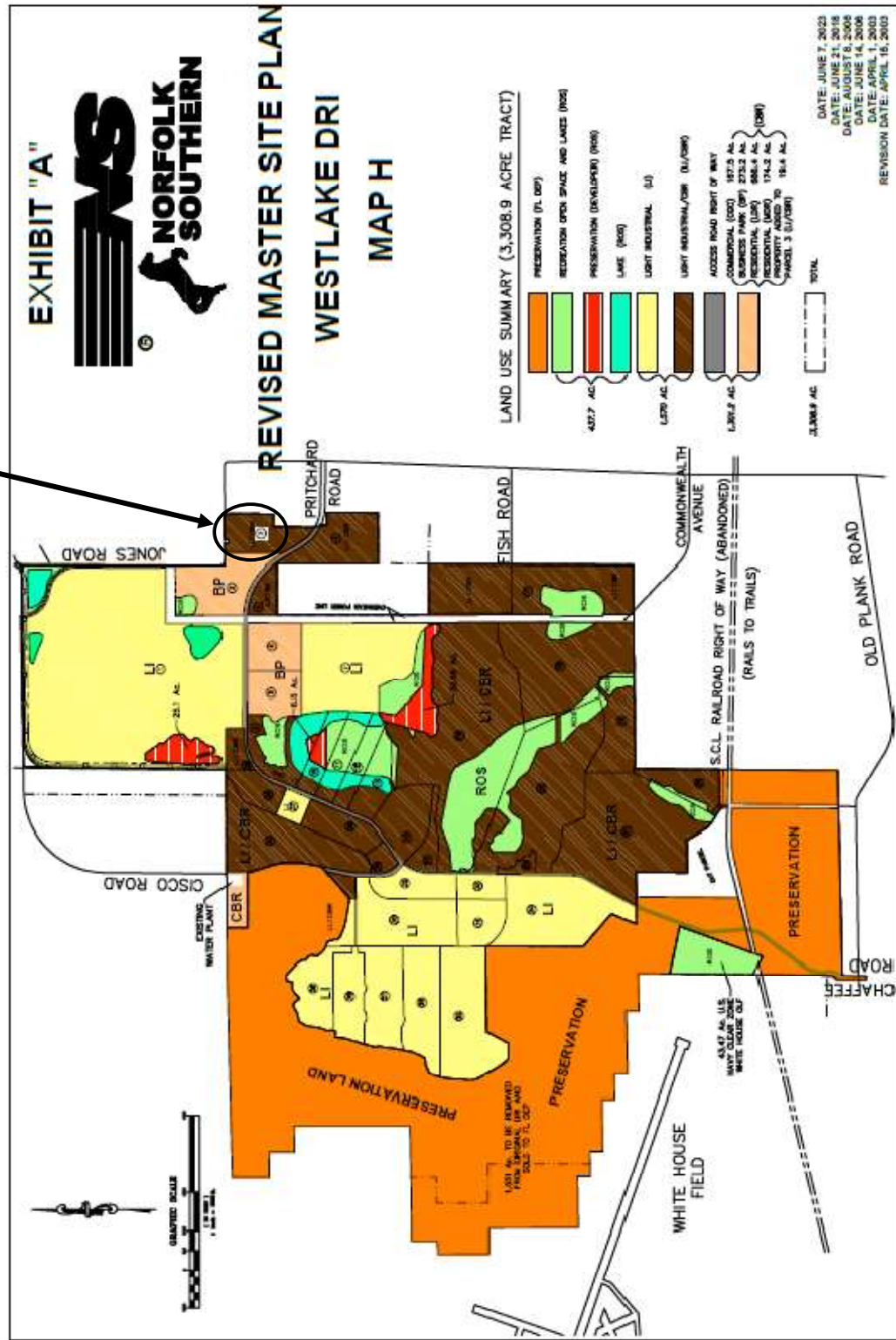
LAND USE AMENDMENT
CURRENT LOCATION / LAND USE / FIELD MAP



LAND USE AMENDMENT

Site Location within the Proposed Boundaries of the Westlake Industrial Park DRI

Land Use Application Subject Site / General Area proposed to be added to the Westlake DRI with Ordinance 2023-410.



LAND USE AMENDMENT

Wetlands Map

