

City of Jacksonville, Florida

Donna Deegan, Mayor

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

July 20, 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. 2023-164/Application No. L-5776-22C

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 2023-164 on July 20, 2023.

P&DD Recommendation DENY

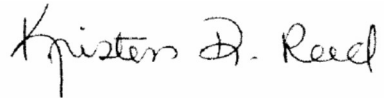
PC Issues: The Commission expressed concern about the permitted uses in the companion zoning application and recommended that it be amended to a PUD that excludes the more intense industrial uses.

PC Vote: 6-0 APPROVE

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

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

Sincerely,

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

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7837
KReed@coj.net

Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – March 31, 2023

Ordinance/Application No.: 2023-164 / L-5776-22C

Property Location: 8385 Ramona Boulevard West, between Hammond Boulevard and Estates Cover Road.

Real Estate Number(s): 007142-0000

Property Acreage: 2.16 Acres

Planning District: District 5, Northwest

City Council District: District 12

Applicant: Chris Hagan

Current Land Use: Neighborhood Commercial (NC)

Development Area: Suburban Development Area

Proposed Land Use: Light Industrial (LI)

Current Zoning: Commercial Neighborhood (CN)

Proposed Zoning: Industrial Light (IL)

RECOMMENDATION: DENY

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Rezoning and Land Use Change to allow for light industrial uses for a new building trades contractor tenant.

BACKGROUND

The 2.16 acre subject site is located on the north side of Ramona Boulevard West, between Ramona Boulevard West and Interstate-10, with Hammond Boulevard to the west and Estates Cove Road to the east. According to the City’s Functional Highways Classification Map, Ramona Boulevard is a Collector Road. I-10 is a limited access road and both Hammond Boulevard and Estates Cover Road are unclassified.

Currently, the site contains a warehouse and office, is used for storage and portions are also vacant. The applicant seeks an amendment to the Future Land Use Map series (FLUMs) of the Future Land Use Element (FLUE) of the 2030 Comprehensive Plan from

Neighborhood Commercial (NC) to Light Industrial (LI) to allow the company's intended use of the property for a new building trades contractor tenant. A companion rezoning has been filed and is pending concurrently with the land use amendment, via Ordinance 2023-165, to change the zoning district of the site from Commercial Neighborhood (CN) to Industrial Light (IL).

The application site is surrounded by a mix of uses in the Community/General Commercial (CGC), Business Park (BP), and Light Industrial (LI) land use categories. More specific uses along with the current zoning districts are listed below.

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

North: Land Use: Neighborhood Commercial (NC), Low Density Residential (LDR) and Light Industrial (LI) (across I-10).
Zoning: Commercial Neighborhood (CN), Residential Low Density – 60 (RLD-60), and Industrial Business Park (IBP) (across I-10)
Property Use: Vacant, I-10 onramp (adjacent to property) and light Industrial uses (across I-10)

South: Land Use: NC and LDR
Zoning: CN and RLD-60
Property Use: Residential

East: Land Use: LDR, Community/General Commercial (CGC), and Residential-Professional-Institutional (RPI)
Zoning: CN, Planned Unit Development (PUD), and Commercial, Residential and Office (CRO)
Property Use: Vacant (former convenience store) and light industrial uses

West: Land Use: NC and LDR
Zoning: CN and RLD-60
Property Use: Retention ponds and I-10 onramp

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Where there is not an associated site specific policy or note on the Annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use

categories that permit residential uses in order to assess the potential impacts. Supplemental information related to these impacts are depicted as scenario 2 in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Land Use Amendment Impact Assessment - Application Number L-5776-22C

Development Analysis		2.16 acres / 94,090 sq. ft.
Development Boundary	Suburban	
Roadway Frontage Classification / State Road	Ramona Blvd. – Collector Road I-10 – limited access	
Plans and/or Studies	Northwest Vision Plan	
Site Utilization	Current: Warehouse/Storage Office/Vacant	Proposed: Light Industrial uses for a new building trades contractor tenant.
Land Use / Zoning	Current: NC / CN	Proposed: LI / IL
Development Standards for Impact Assessment	Current: Scenario 1: 0.45 FAR Scenario 2: 0.45 FAR (10%) and 15 Units/Acre (90%)	Proposed: 0.4 FAR
Development Potential	Current: Scenario 1: 42,340 sq. ft. Scenario 2: 4,234 sq. ft. and 29 MF DU	Proposed: 37,636 sq. ft.
Net Increase or Decrease in Maximum Density	Scenario 1: N/A Scenario 2: Decrease of 29 MF DU	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Decrease of 4704 sq. ft. Scenario 2: Increase of 33,402	
Population Potential	Current: Scenario 1: N/A Scenario 2: 68 people	Proposed: N/A
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	No	
Airport Environment Zone	150' Height Restriction Zone – Herlong Recreational Airport Military Notice Zone (partial) – OLF Whitehouse Lighting Regulation Zone (partial) – OLF Whitehouse	

Development Analysis		2.16 acres / 94,090 sq. ft.
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Medium and High	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	Portion on north side of site. Approximately 0.5 of an acre	
Groundwater Aquifer Recharge Area	0-4 Inches	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	No net increase in daily trips (both scenarios)	
Potential Public School Impact	N/A	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Decrease of 754 gpd Scenario 2: Decrease of 5,664 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Scenario 1: Decrease of 566 gpd Scenario 2: Decrease of 4,248 gpd	
Potential Solid Waste Impact	Scenario 1: Increase of 49 tons per year Scenario 2: Increase of 35 tons per year	
Drainage Basin/Sub-basin	Basin: Ortega River Sub-Basin – Unnamed Run	
Recreation and Parks	Joseph Stillwell Middle School Park	
Mass Transit Access	No	
Natural Features		
Elevations	62' to 48'	
Land Cover	1400: Commercial and Services 6300: Wetland Forested Mixed	
Soils	24: Hurricane and Ridgewood Soils, 0-5% slopes 32: Leon Fine Sand, 0-2% slopes 62: Rutlege Mucky Fine Sand, 0-2% slopes, frequently flooded	
Flood Zones	AE (Portion on north side of site) Approximately 0.25 acre 0.2% annual chance flood hazard zone – Approximately 0.01 acre	
Wetlands	Cat III, Approximately 0.15 acre	
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 Infrastructure Map. According to a JEA availability letter, dated February 28, 2023, there is a 12-inch water main along Ramona Boulevard West. There is an existing 8-inch gravity sewer main along Hickory Hill Drive.

The availability letter provides that Industrial effluent and/or process water may require pretreatment prior to discharge to JEA facilities. Any food service establishment or commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. Provided no units will be platted or sold fee simple, connection to the JEA-owned sewer system for the project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Otherwise, a JEA owned and maintained pump station will be required.

Future Land Use Element

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

Transportation

The subject site is 2.16 acres and is accessible from Ramona Blvd, a collector facility. 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 Neighborhood Commercial (NC) to Light Industrial Density Residential (LI).

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

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 land use would result in 1,779 or 373 daily trips, depending on the scenario. If the land use is amended to allow for this proposed LI development, this will result in 183 daily trips.

Transportation Planning Division RECOMMENDS the following:

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

**Table A
Daily Trip Generation Estimation Scenarios**

Existing Land Use- Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
NC	814	42,340 SF	T = 63.66 (X) / 1000	2,695	916	1,779
				Total Trips for Existing Scenario 1 Land Use		1,779
Existing Land Use- Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
NC- N	814	4,234 SF	T = 63.66 (X) / 1000	270	92	178
NC- R	220	29 MF DUs	T = 6.74 (X)	195	0	195
				Total Trips for Existing Scenario 2 Land Use		373
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
LI	110	37,636 SF	T= 4.87 (X)	183	0	183
				Total Trips for Proposed Land Use		183
				<i>Scenario 1 Difference in Daily Trips</i>		0
				<i>Scenario 2 Difference in Daily Trips</i>		0

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

Schools

The proposed amendment does not have a residential component, therefore the proposed development will have no impact on school capacity.

Archaeological Sensitivity

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

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

Historic Preservation Element

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

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for the Herlong Recreational Airport. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

The site is also located in a Military Notice Zone (OLF Whitehouse) requiring execution of an Airport Notice Zone Acknowledgement, as required in Section 656.1010, Ordinance Code. The Airport Notice zones are areas for which the limits are represented by the 60 DNL to 64.99 DNL noise contour range.

Policy 2.5.6 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 Map L-22.

Additionally, this site is in the Lighting Regulation Zone for OLF Whitehouse. In accordance with 656.1005.2(d)(6), all artificial lighting equipment, including but not limited to flood lights and search lights, whether temporary or permanent installations, shall have positive optical controls so that no light is emitted above the horizontal plane. No building permit shall be granted in this zone unless this requirement has been met.

Policy 2.5.7 In cooperation with the US Military and to preserve the utility of the field for simulated night carrier landings or related missions, the City has designated, through the land development regulations, a lighting regulation zone around Outlying Field (OLF) Whitehouse, requiring that all artificial lighting equipment have positive optical control so that no light is emitted above the horizontal plane. The United States Military

has requested this special designation for OLF Whitehouse because of its special fleet carrier landing practice mission.

Adaptation Action Area (AAA)

The City of Jacksonville implemented the 2015 Peril of Flood Act (Chapter 2015-69, Laws of Florida) by establishing an Adaptation Action Area (AAA). The AAA boundary is an area that is anticipated to experience coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. Ordinance 2021-732-E expands the AAA boundaries to those areas within the projected limits of the Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

Approximately .05 of an acre along the north side of the property is located within the AAA boundary (Ordinance 2021-732-E). The applicant should be made aware of the AAA boundaries and encouraged to address the new policies through site design, clustering of development and other resiliency efforts.

Conservation/Coastal Management Element

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

Future Land Use Element

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

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 protections. 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 1.2.8 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.

Wetlands

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

Wetlands Characteristics:

Approximate Size: 0.15 of an acre

General Location(s): Located along the northern property line.

Quality/Functional Value:

The wetland has 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.

The wetland was heavily impacted by filling from I-10 Interstate construction to the north and filling for development to the south.

Soil Types/

Characteristics: 62: Rutlege mucky fine sand – frequently flooded, sandy marine sediments

Wetland Category: Category III

Consistency of

Permitted Uses: See Policy 4.1.6 for permitted uses.

Environmental Resource

Permit (ERP): At this time of review, the proposed development does not have a "Formal Wetlands Determination" or an ERP permit.

Wetlands Impact: Insufficient information to determine impacts

Associated Impacts: Flood Zones and Adaptation Action Area

Relevant Policies:

Conservation/Coastal Management Element

- Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.
- Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.
- 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:
- (1) Encroachment
In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
 - (a) 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
 - (b) 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
 - (c) 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
 - (d) 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

(e) Hydrology

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

- 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.

Flood Zones

Approximately 0.25 of an acre of the subject site is located within the AE flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year. AE Flood Zones are areas within the 100-year floodplain, or SFHA, where flood insurance is mandatory.

A very small portion (approximately 0.01 of an acre) of the subject site is in the 0.2% annual chance flood hazard flood zone. These are areas 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 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

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

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

Policy 11.3.18 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on March 21, 2023, the required notices of public hearing signs were posted. Thirty (30) 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 on March 20, 2023. No members of the public were in attendance.

CONSISTENCY EVALUATION

Consistency with 2030 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 further described in each land use plan category.

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

Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and

seasonal residents and businesses and is not limited solely by the projected population.

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

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

Policy 1.1.22 Futures 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 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Policy 3.2.1 The City shall promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

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 Descriptions of the Future Land Use Element (FLUE), Neighborhood Commercial (NC) land use designations are preferred in locations which are supplied with full urban services; which abut roadways classified as collector or higher on the Functional Highway Classification Map; and which are compatible with adjacent residential neighborhoods. Sites with two or more property boundaries on transportation rights-of-way are considered preferred locations.

Light Industrial (LI) land use category provides for the location of industrial uses which have fewer objectionable impacts than Heavy Industrial (HI) on residential areas such as noise, odor, toxic chemical and wastes. Principal uses in the LI category include but are not limited to light assembly and manufacturing, packaging, processing, storage and warehousing.

While the proposed subject site of the amendment is near an existing LI land use area, that area is across I-10. The subject site is within an area designated NC. NC land use and Community/General Commercial (CGC) abuts the subject site to the east. The land use approximately 650 feet east of the site is in the RPI land use category. The land south of the site across Ramona Boulevard West is LDR and is fully developed with single family residences. LDR land use is also west of the site, however, the area west of the site contains stormwater retention ponds, on-ramps to I-10 and Hammond Boulevard. The area is incompatible with nearby development and is not consistent with Policies 1.1.10 and 1.1.22.

According to a JEA availability letter, dated February 28, 2023, there is a 12-inch water main along Ramona Boulevard West. There is an existing 8-inch gravity sewer main along Hickory Hill Drive. The availability letter provides that industrial effluent and/or process water may require pretreatment prior to discharge to JEA facilities, any food service establishment of commercial/institutional kitchen that is connected to the JEA sewer system is required to participate in the FOG program. The letter also states that provided

no units will be platted or sold fee simple, connection to the JEA-owned sewer system for the project will require the design and construction of an onsite, privately owned and maintained pump station, and a JEA dedicated force main (minimum 4-inch diameter). So long as the JEA requirements are met, the land use change to LI will be consistent with Policy 1.2.9.

The proposed small-scale amendment to take 2.16 acres from NC to LI would be incompatible with the residential nature of the area south of the site and the commercial character of the area east of the site and would be a poor transition of uses from the commercial uses abutting the site and the residential neighborhood to the south therefore the proposed land use does not optimize compatible and logical transitions of land use. Thus, the proposed amendment is inconsistent with FLUE Goal 1 and policies 1.1.5, 1.1.21, and 3.2.1. The proposed use, building trades contractor, would be permitted in CGC and would be appropriate at that location and would be a logical extension of CGC from the east.

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 Consistency

The application site lies within the boundary of the Northwest Vision Plan. The property is located in the suburban zone, identified in the plan. The plan does not identify specific recommendations for the subject site. A focus of the plan is to create centers to increase development and redevelopment within the district while protecting existing neighborhoods. The proposed development promotes a use inconsistent with abutting and surrounding uses. Therefore, the amendment is inconsistent with the Vision Plan.

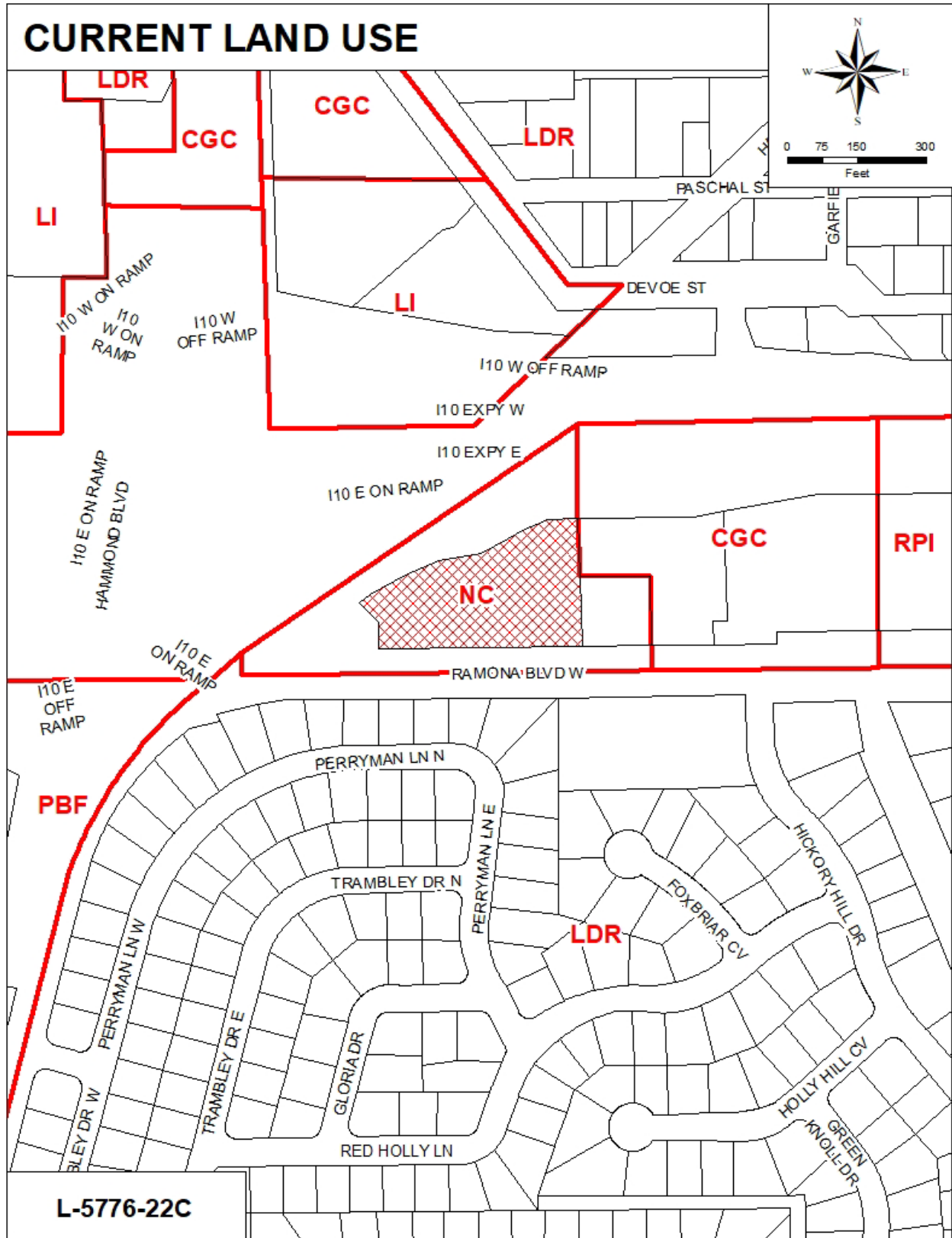
Strategic Regional Policy Plan

The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan, Economic Development Element:

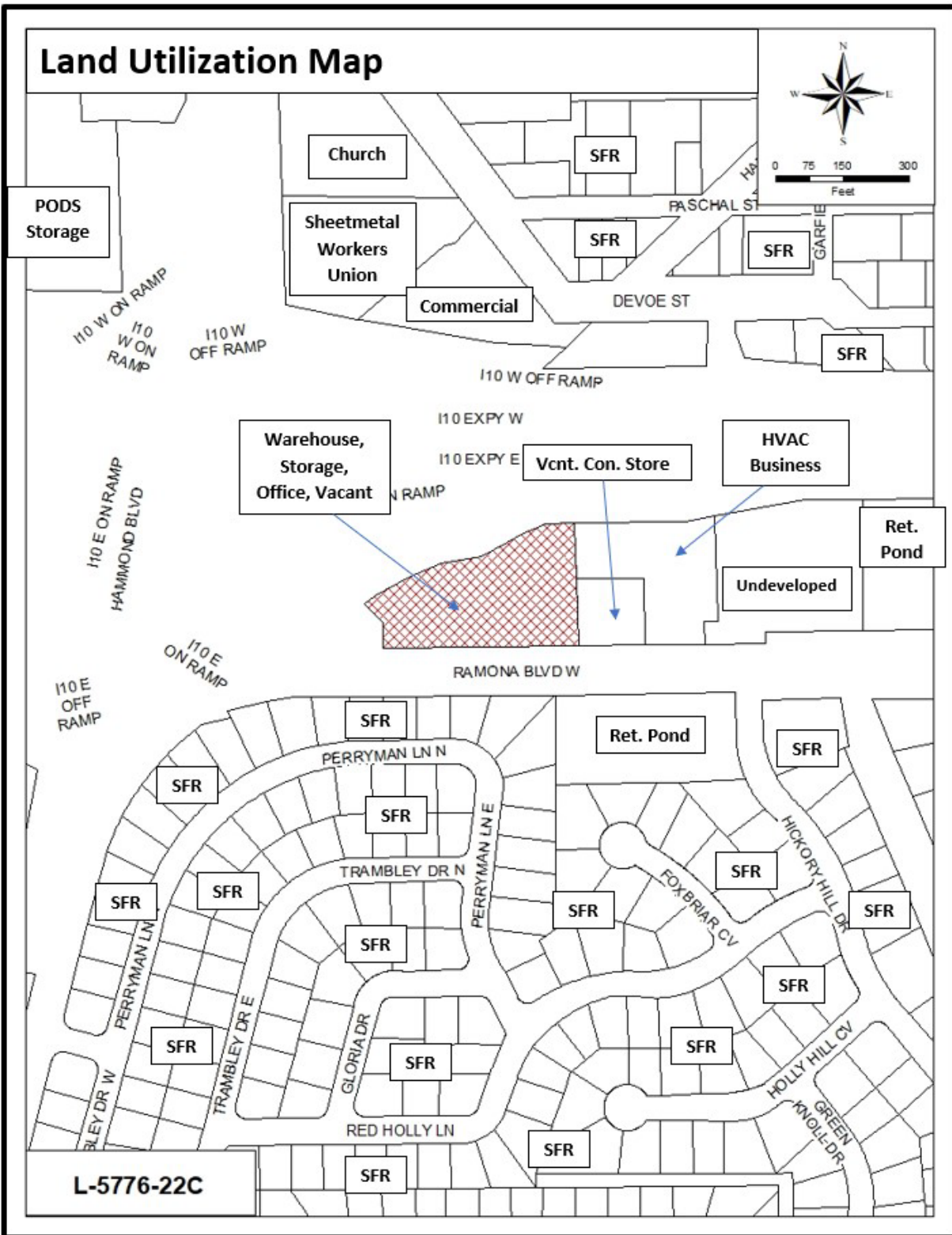
Goal 2.3 An environment that is conducive to the creation and relocation of new businesses as well as the expansion of existing businesses in the northeast Florida region.

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

CURRENT LAND USE AMENDMENT MAP



LAND UTILIZATION MAP



Wetlands Map

