



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32203
(904) 630-CITY
www.Jacksonville.gov

February 8, 2024

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, FL 32202

RE: Planning Commission Advisory Report / Ordinance No. 2023-415/Application No. L-5819-23C

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 2023-415, **SUBJECT TO A REVISION TO THE SITE ACREAGE AND REVISED EXHIBITS**, on February 8, 2024.

P&DD Recommendation DENY

PC Issues: One citizen spoke in opposition to the proposed land use map amendment. Specific concerns related to the amendment being incompatible with the residential area, the potential impacts to well water supply, and the use of septic to serve the RV park.

PC Vote: **6-1 APPROVE SUBJECT TO THE FOLLOWING:**

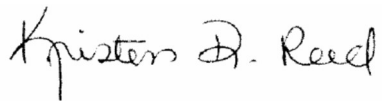
- 1. Reduced amendment site area to 12.22 acres.**
- 2. Revised Exhibit 1, Legal Description, Dated December 21, 2023.**
- 3. Revised Exhibit 2 Map, Dated February 2, 2024.**

Planning Commission Report
February 8, 2024
Page 2

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

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

Sincerely,



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

EXHIBIT 1

LEGAL DESCRIPTION

**November 14, 2023 -REVISED on December 21, 2023
Land Use Application L-5819-23C**

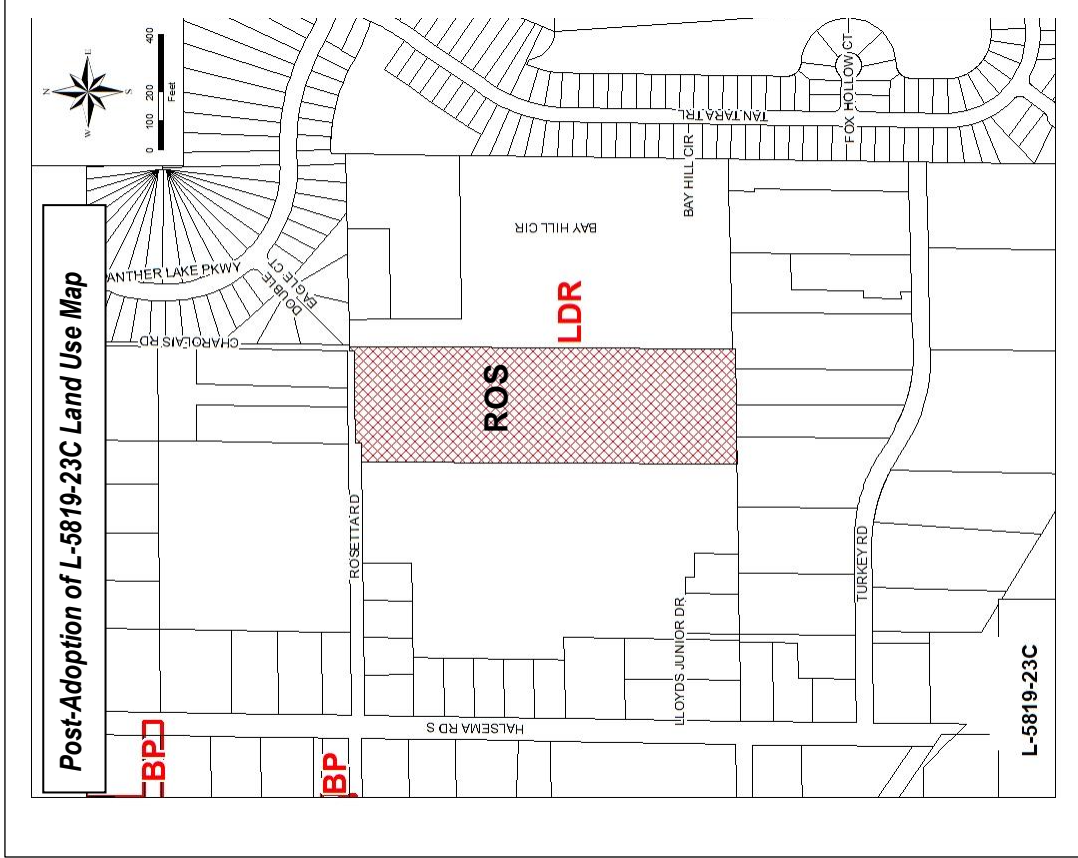
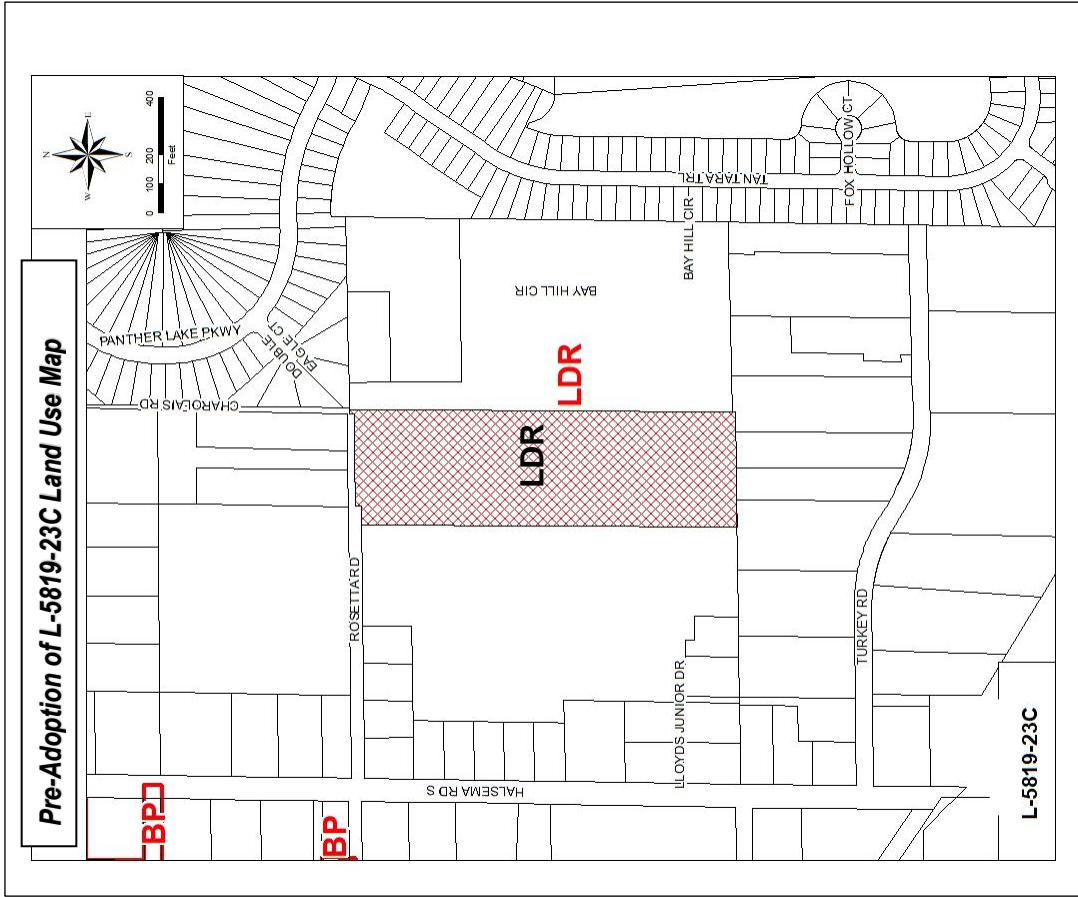
THE EAST 400 FEET OF THE FOLLOWING DESCRIBED PARCEL:

ALL OF TRACTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) ALL IN SECTION TWENTY-SIX (26), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-FOUR (24) EAST, OF JACKSONVILLE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 41, AND PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 1/2 OF A CLOSED ROAD AS DESCRIBED IN A NOTICE OF ROAD CLOSING IN O.R. BOOK 2742, PAGE 348; AND PART OF THE WEST 1/2 OF A CLOSED ROAD AS DESCRIBED IN A NOTICE OF ROAD CLOSING IN O.R. BOOK 2742, PAGE 352;

EXCEPTING FROM THAT PART OF THE ABOVE DESCRIBED LAND THAT PART THAT IS NOW IN HALSEMA ROAD, COUNTY ROAD 327, CHAROLAIS ROAD, LLOYDS JUNIOR ROAD AND PART IN THE OPEN STREETS SHOWN ON THE PLAT OF JACKSONVILLE FARMS.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS OF LAND: O.R. BOOK 4917, PAGE 230 (ALSO O.R. BOOK 5335, PAGE 174); O.R. BOOK 7704, PAGE 1141; O.R. BOOK 7171, PAGE 699; O.R. BOOK 6733, PAGE 250; O.R. BOOK 6574, PAGE 854; O.R. BOOK 6467, PAGE 213; O.R. BOOK 6404, PAGE 477; O.R. BOOK 6369, PAGE 416; O.R. BOOK 6376, PAGE 287; O.R. BOOK 5704, PAGE 2319; O.R. BOOK 5616, PAGE 2064 (ALSO O.R. BOOK 5698, PAGE 1300 BAD LEGAL); O.R. BOOK 5500, PAGE 416; O.R. BOOK 4924, PAGE 1017; O.R. BOOK 8016, PAGE 1025; O.R. BOOK 11237, PAGE 2216; AND O.R. BOOK 10247, PAGE 1689, ALL BEING RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.



Request for Small Scale Land Use Amendment to Future Land Use Map Series

From: Low Density Residential (LDR)
To: Recreation Open Space (ROS)



Planning District: 4

Council District: 12

Identification Number: L-5819-23C

*****REVISED Exhibit 2 (Page 1 of 1)*** 2.2.2024**

****REVISED****

Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – February 2, 2024

Ordinance/Application No.: 2023-415 / L-5819-23C

Property Location: 911 Halsema Road South, east of Halsema Road South, between Rosetta Road and Turkey Road.

Real Estate Number(s): 001927-0004

Property Acreage: 29.06 acres

Planning District: District 4, Southwest

City Council District: Council District 12

Applicant: Cyndy Trimmer, Esquire

Current Land Use: Low Density Residential (LDR)

Proposed Land Use: Recreation and Open Space (ROS)

Development Area: Suburban

Current Zoning: Residential Low Density-90 (RLD-90), (0.09 of an acre), Residential Low Density-100A (RLD-100A), (10.21 acres) and Residential Rural-Acre (RR-Acre) (18.76 acres)

Proposed Zoning: Planned Unit Development (PUD)

RECOMMENDATION: Deny

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Applicant requests this land use amendment to maintain the existing residence and permit an upscale, family-focused RV community.

BACKGROUND

**After filing for legislation, the applicant revised the land use application decreasing the total acreage proposed for the Recreation and Open Space (ROS) land use category. The application is proposed to be changed from 29.06 acres to 12.22 acres for ROS. A revised Exhibit 1, Legal Description, and Exhibit 2, Map, are included as attachments to

this report. The change in acreage did not change the recommendation of the Planning and Development Department staff report.

The 29.06 acre subject site is located east of Halsema Road south and between Rosetta Road and Turkey Road. Although the property has a Halsema Road South address, the subject site has no frontage on Halsema Road South. The property is located on the south side of Rosetta Road which is an unclassified roadway according to the City's Functional Highways Classification Map. There is a private road, Charolais Road, located in the eastern side of the subject site that serves as access to existing mobile homes. Those mobile homes are to be removed and the road incorporated in the proposed land use amendment. Access to the proposed RV park is to be from Rosetta Road. Presently the property includes a mix of pasture, a single-family dwelling, and mobile homes. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Low Density Residential (LDR) to Recreation Open Space (ROS) to allow for the development of an RV Park. The companion rezoning from Residential Low Density-90 (RLD-90), Residential Low Density-100A (RLD-100A) and Residential Rural-Acre (RR-Acre) to Planned Unit development (PUD) is pending concurrently with this land use amendment application pursuant to Ordinance 2023-416.

The area surrounding the amendment site is a mix of vacant undeveloped land and single-family and mobile home residential in the Low Density Residential (LDR) land use category.

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

North: Land Use: LDR and Business Park (BP) northwest of site
Zoning: Residential Rural-Acre (RR-Acre) and Planned Unit Development (PUD)
Property Use: Single family dwellings, mobile homes, timber and vacant land

South: Land Use: LDR
Zoning: RR-Acre, PUD and Residential Low Density-100A (RLD-100A) and Residential Low Density-90 (RLD-90)
Property Use: Single family dwellings, timber and vacant land

East: Land Use: LDR
Zoning: RR-Acre and PUD
Property Use: Single family dwellings, mobile homes, timber and vacant land

West: Land Use: LDR
Zoning: Residential Low Density-90 (RLD-90), RLD-100A and RR-Acre
Property Use: Single-family dwellings and vacant land

IMPACT ASSESSMENT

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

Impact Assessment Baseline Review

Development Analysis		29.06 acres
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Rosetta Road - unclassified road Charolais Road – private road	
Plans and/or Studies	Southwest Jacksonville Vision Plan	
Site Utilization	Current: Single-family dwelling, mobile homes, and pasture	Proposed: RV Campground and single-family dwelling
Land Use / Zoning	Current: LDR / RLD-100A and RR-Acre	Proposed: ROS / PUD
Development Standards for Impact Assessment	Current: 5 dwelling units acre	Proposed: 0.15 FAR
Development Potential	Current: 145 dwelling units	Proposed: 189,878 sq. ft.
Net Increase or Decrease in Maximum Density	Decrease of 145 dwelling units	
Net Increase or Decrease in Potential Floor Area	Increase of 189,878 sq. ft.	
Population Potential	Current: 385 people	Proposed: 0 people
Special Designation Areas		
Aquatic Preserve	No	
Evacuation Zone	NO	
Airport Environment Zone	300-foot Height Restriction Zone for OLF Whitehouse, Herlong Recreational Airport and Cecil Field	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	High and Low Sensitivity	
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	

Development Analysis		29.06 acres
Public Facilities		
Potential Roadway Impact	0 net new trips	
Potential Public School Impact	N/A	
Water Provider	Private well	
Potential Water Impact	Decrease of 102,410 gallons per day	
Sewer Provider	Private septic system	
Potential Sewer Impact	Decrease of 76,807.5 gallons per day	
Potential Solid Waste Impact	Increase of 73.20 tons per year	
Drainage Basin/Sub-basin	Basin: Ortega River Sub-basin: Unnamed Ditch	
Recreation and Parks	Crystal Springs Park	
Mass Transit Access	No bus service at this location	
Natural Features		
Elevations	80-84 feet above mean sea level	
Land Cover	1100: Residential low density, less than 2 or more acres; 2200: Tree crops, 2150: Field crops	
Soils	14: Bologne fine sand, 32: Leon fine sand and 58: Pottsburg fine sand	
Flood Zones	No	
Wetlands	No	
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).

A JEA availability letter dated February 28, 2023, has been provided for the subject site as part of the companion rezoning application. The letter states that there is an existing 24-inch water main along the POW MIA Memorial Parkway at the Tea Crates Place intersection, an existing 20-inch water main along Chafee Road South and an existing 8-inch water main along Beaver Street. In addition, there is an existing 4-inch sanitary sewer force main along the POW MIA Memorial Parkway east of the TEA Crates Place intersection and an existing 8-inch sanitary sewer force main along Chafee Road South. However, none of the water or sanitary sewer lines are within ¼ mile of the proposed land amendment application site. According to the location, the applicant intends to use well and septic systems for development.

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

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

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

Transportation

The subject site is 29.06 acres and is accessible from Rosetta Rd, a local 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 Low Density Residential (LDR) to Recreational Open Space (ROS).

Comprehensive Plan Consistency:

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

Transportation Element

Objective 2.4 The City shall plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway

network. The current land use would result in 1,367 daily trips. If the land use is amended to allow for this proposed ROS development, this will result in 62 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in 0 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	145 SF DUs	T = 9.43 (X)	1,367	0	1,367
Existing Scenario Total						1,367
Proposed Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
ROS	416	247,377 SF (5.7 acres)	T = 10.89(X)	62	0	62
Proposed Scenario Total						62
Proposed Net New Daily Total						0

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

School Capacity

This proposed amendment does not include a residential component. Therefore, the proposed development will have a 0 impact on school capacity.

Archaeological Sensitivity

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

Airport Environment Zone

The site is located within the 300-foot Height and Hazard Zone for the OLF Whitehouse, Herlong Recreational Airport and Cecil Field. 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.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on July 28, 2023, the required notices of public hearing signs were posted. Forty-seven (47) 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. Neighbors living in proximity to the subject sight were opposed to the land use change and the proposed RV park. Complaints against the RV park centered around increased traffic and the increased potential of noise and lighting. Another complaint was that if the park would put in wells, those wells would draw down on the water table and deplete the neighbor's well and water supply. In addition, if the sanitary sewer and water lines were to be brought in to support the park, neighbors do not want to be forced into hooking up to those lines. They prefer their own private well and septic system.

If the RV park was to be approved, some of the suggestions that were listed were adding speedbumps to the streets, an eight foot fence around the perimeter of the park with trees for a visual barrier, and shielded lighting so light from park does not shine on adjacent neighbors.

The applicant suggested that another community meeting could be held and that some of the suggestions could possibly be incorporated into the Planned Unit Development design and written description.

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.

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

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

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

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

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

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

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

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

Policy 3.2.27 Compatibility of new non-residential developments or high density residential developments with adjacent and abutting residential neighborhoods shall be achieved through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; the orientation of open space; and graduated height restrictions to affect elements such as height, scale, mass and

bulk of structures, pedestrian accessibility, vehicular traffic, circulation, access and parking impacts, landscaping, lighting, noise and odor. In addition, all development on sites which abut a Low Density Residential and/or Rural Residential land use designation shall provide the following:

- A scale transition.
- When developing mixed uses, residential uses shall be arranged on the site to provide a use transition between new non-residential uses and the protected abutting residential land uses to the greatest extent feasible.
- Elements such as yards, open space, at-grade parking and perimeter walls shall be arranged, designed and landscaped in a manner compatible with adjacent areas to serve as a visual buffering element.

Property Rights Element

Goal 1	The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.
Objective 1.1	Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.
Policy 1.1.1	The City 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: <ol style="list-style-type: none">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 FLUE, the Low Density Residential (LDR) land use designation in the Suburban Development Area is intended to provide for low density residential development of up to seven dwelling units per acre. The principal uses include single-family dwellings.

Recreation and Open Space (ROS) includes lands used for activities that are associated with outdoor recreation. Principal uses include: Parks, Playgrounds; Golf courses; Driving

ranges; Marinas; Fairgrounds and spectator sports facilities in public and private ownership; carbon sinks; Pastoral open space managed by the Parks, Recreation and Community Services Department is also included. Travel trailer parks are allowed as a secondary use but on-site recreational facilities must be included or the travel trailer park must be located in close proximity to a recreational attraction.

A JEA availability letter dated February 28, 2023, has been provided for the subject site as part of the companion rezoning application. The letter states that there is an existing 24-inch water main along the POW MIA Memorial Parkway at the Tea Crates Place intersection, an existing 20-inch water main along Chafee Road South and an existing 8-inch water main along Beaver Street. In addition, there is an existing 4-inch sanitary sewer force main along the POW MIA Memorial Parkway east of the TEA Crates Place intersection and an existing 8-inch sanitary sewer force main along Chafee Road South. However, none of the water or sanitary sewer lines are within ¼ mile of the proposed land amendment application site but is subject to FLUE Policy 1.2.8.

According to the applicant, the land use change to ROS is to allow for the development of a travel trailer RV park. A travel trailer RV park is considered a recreational use that must be in close proximity to recreational activities for the RV occupants to access. The ROS land use category requires the placement of a travel trailer RV park must be in close proximity to a recreational attraction. A park, Crystal Springs Road Park, is approximately 2 miles away from the subject site. The next closest parks are the Whitehouse Park and the Cecil Field Conservancy Corridor. However, both are separated by interstate highways (I-10 and I-295). The site is surrounded by residential single family, vacant timberland and pastures.

While the proposed amendment is for the ROS land use category, the applicant's proposed use of the property is for a travel trailer RV park which is a type of commercial enterprise is allowed as a secondary use within the ROS land use category. Surrounded mostly by residential land, the proposed amendment to ROS does not promote a gradual transition of intensities or a compatible land development pattern.

The ROS land use category in this location will be utilized as a commercial enterprise not as a public asset and does not blend with the current uses of the surrounding area. The proposed secondary commercial type use does not provide an organized and balanced combination of uses, inconsistent with FLUE Policies 1.1.7, 1.1.21, 1.1.22 and Goal 3. Additionally, FLUE Policy 3.2.27 includes provisions for the development of a site abutting LDR requiring a use and a scale transition. The companion PUD zoning district includes a site plan thereby providing analysis during site plan review for determination of consistency with FLUE Policy 3.2.27.

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 application site is located within the boundaries of the Normandy Character Area of the Southwest Jacksonville Vision Plan (2003). Guiding Theme 2 of the Vision Plan is to protect the rural character and open spaces in the western areas of the district. The preservation of open space is encouraged to offer strong opportunities for the creation of place making sites with surrounding complimentary land uses. While the typical principal uses of the proposed ROS land use category would meet the open space use implication, the applicant intends to use the site for a travel trailer park failing to preserve open space in the district.

Strategic Regional Policy Plan

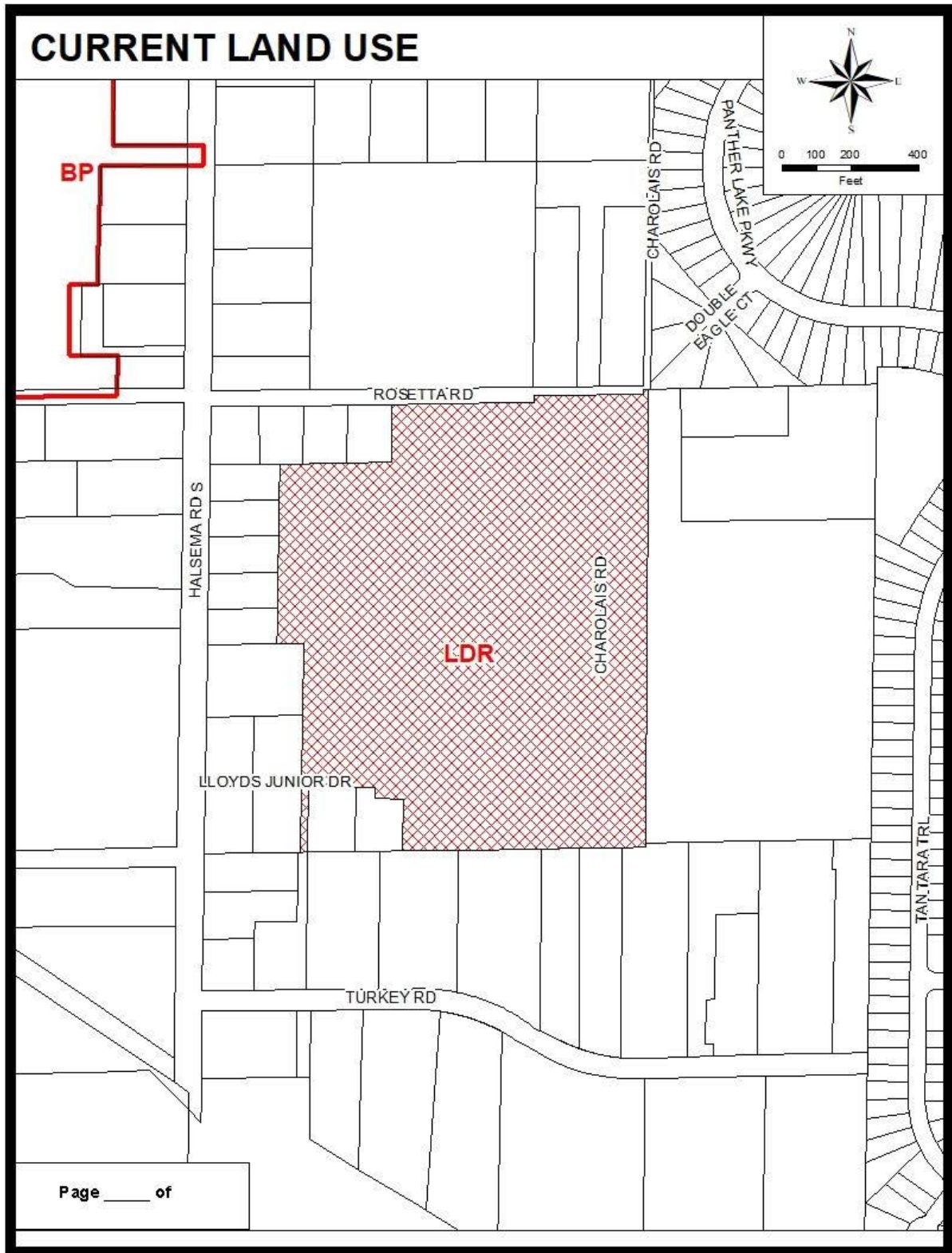
The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

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

Policy 4: The two regional support strategies identified by the Regional Community Institute are: Incentives to private landowners to maintain wise forestry practices and maintain ecosystem services on their lands and Maintenance of a diversity of land use in the region.

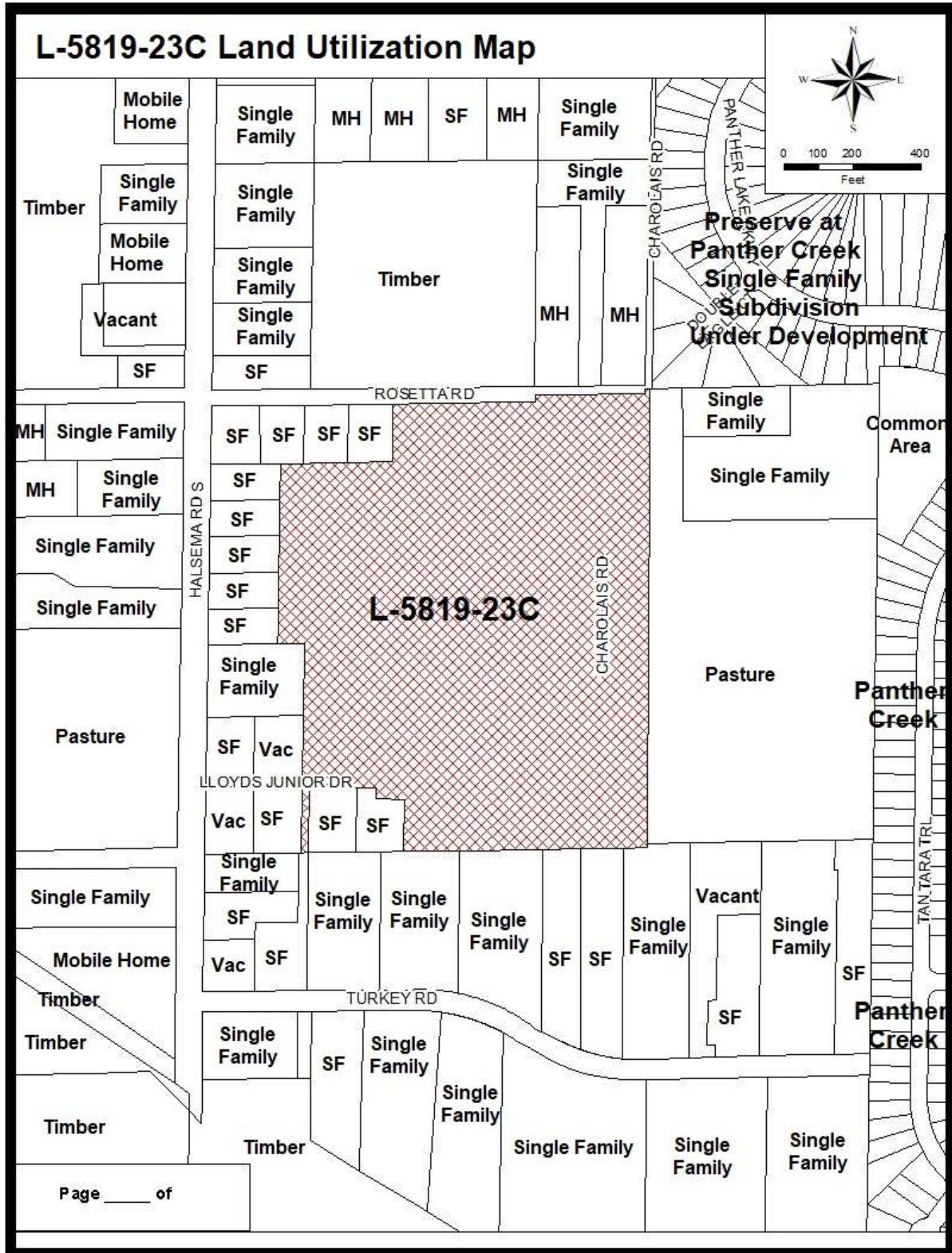
The land use amendment is intended to be used for an RV Park that will not negatively affect the area with unintended development and urban sprawl.

LOCATION AND CURRENT LAND USE MAP



Page ____ of

LAND UTILIZATION MAP



****REVISED** EXHIBIT 1**

LEGAL DESCRIPTION

EXHIBIT 1

LEGAL DESCRIPTION

**November 14, 2023 -REVISED on December 21, 2023
Land Use Application L-5819-23C**

THE EAST 400 FEET OF THE FOLLOWING DESCRIBED PARCEL:

ALL OF TRACTS ONE (1), TWO (2), THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7), AND EIGHT (8), OF THE SOUTHEAST ONE QUARTER (SE 1/4) OF THE NORTHEAST ONE QUARTER (NE 1/4) ALL IN SECTION TWENTY-SIX (26), TOWNSHIP TWO (2) SOUTH, RANGE TWENTY-FOUR (24) EAST, OF JACKSONVILLE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 41, AND PLAT BOOK 4, PAGE 2, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

TOGETHER WITH THE NORTH 1/2 OF A CLOSED ROAD AS DESCRIBED IN A NOTICE OF ROAD CLOSING IN O.R. BOOK 2742, PAGE 348; AND PART OF THE WEST 1/2 OF A CLOSED ROAD AS DESCRIBED IN A NOTICE OF ROAD CLOSING IN O.R. BOOK 2742, PAGE 352;

EXCEPTING FROM THAT PART OF THE ABOVE DESCRIBED LAND THAT PART THAT IS NOW IN HALSEMA ROAD, COUNTY ROAD 327, CHAROLAIS ROAD, LLOYDS JUNIOR ROAD AND PART IN THE OPEN STREETS SHOWN ON THE PLAT OF JACKSONVILLE FARMS.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS OF LAND: O.R. BOOK 4917, PAGE 230 (ALSO O.R. BOOK 5335, PAGE 174); O.R. BOOK 7704, PAGE 1141; O.R. BOOK 7171, PAGE 699; O.R. BOOK 6733, PAGE 250; O.R. BOOK 6574, PAGE 854; O.R. BOOK 6467, PAGE 213; O.R. BOOK 6404, PAGE 477; O.R. BOOK 6369, PAGE 416; O.R. BOOK 6376, PAGE 287; O.R. BOOK 5704, PAGE 2319; O.R. BOOK 5616, PAGE 2064 (ALSO O.R. BOOK 5698, PAGE 1300 BAD LEGAL); O.R. BOOK 5500, PAGE 416; O.R. BOOK 4924, PAGE 1017; O.R. BOOK 8016, PAGE 1025; O.R. BOOK 11237, PAGE 2216; AND O.R. BOOK 10247, PAGE 1689, ALL BEING RECORDED IN THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

****REVISED** EXHIBIT 2**

MAP

