



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](http://www.Jacksonville.gov)

March 7, 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. 2024-094/Application No. L-5880-23C**

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 2024-094 on March 7, 2024.

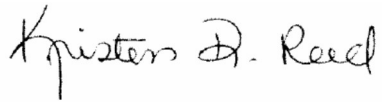
P&DD Recommendation	APPROVE
PC Issues:	None
<b>PC Vote:</b>	<b>7-0 APPROVE</b>

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

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

Planning Commission Report  
March 7, 2024  
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Sincerely,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive, flowing style.

**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](mailto:KReed@coj.net)

## **Report of the Jacksonville Planning and Development Department**

### **Small-Scale Future Land Use Map Amendment – March 1, 2024**

**Ordinance/Application No.:** 2024-094 / L-5880-23C

**Property Location:** 9179 Garden Street, between Messer Road and Sierra Oaks Boulevard

**Real Estate Number(s):** 002866 0200, a portion of

**Property Acreage:** 4.00 acres

**Planning District:** District 5, Northwest

**City Council District:** District 12

**Applicant:** Cyndy Trimmer, Esquire

**Current Land Use:** Agriculture (AGR)

**Proposed Land Use:** Neighborhood Commercial (NC)

**Current Zoning:** Agriculture (AGR)

**Proposed Zoning:** Commercial Neighborhood (CN)

**Development Boundary:** Suburban Development Area

**RECOMMENDATION:** **APPROVE**

### **APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

The applicant seeks this land use amendment to permit neighborhood commercial uses.

### **BACKGROUND**

The 4.00-acre subject site is located along the north side of Garden Street, a collector road, between Messer Road and Sierra Oaks Boulevard, both unclassified roadways. The site is currently used for agricultural purposes. The applicant is proposing a Future Land Use Map (FLUM) amendment from Agriculture (AGR) to Neighborhood Commercial (NC) to allow for commercial development. This application also has a companion rezoning from Agriculture (AGR) to Commercial Neighborhood (CN), which is pending concurrently with this application, pursuant to Ordinance 2024-95.

The land use amendment site is in a part of the City that has seen significant residential growth recently, with residential projects and established single-family neighborhoods in the use to the west, south, and east. The dominant land use category surrounding the site to the west, north, and east is AGR. The neighborhood across Garden Street to the south is in the LDR land use category. The property abutting the west side of the site is a 15-acre lot with a single-family home. To the north, there are 2 retention ponds and is otherwise mostly undeveloped. More specific adjacent land use categories, zoning districts and property uses are as follows:

**North:** Land Use: Agriculture (AGR)

Zoning: AGR

Property Use: Retention ponds (2) and undeveloped

**South:** Land Use: Low Density Residential (LDR)

Zoning: Residential Low Density – 90 (RLD-90)

Property Use: Single-family homes

**East:** Land Use: AGR

Zoning: AGR

Property Use: Retention pond, agriculture, and undeveloped

**West:** Land Use: AGR

Zoning: AGR

Property Use: Single-family homes

## **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.

<b>Development Analysis</b>		<b>4.00 acres / 174,240 sq. ft.</b>
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Garden Street - Collector	
Plans and/or Studies	Northwest Vision Plan (5)	
Site Utilization	Current: Agriculture	Proposed: Neighborhood Commercial Uses
Land Use / Zoning	Current: AGR / AGR	Proposed: NC / CN
Development Standards for Impact Assessment	Current: 1 DU / 2.5 Acres	Proposed: Scenario 1: 0.45 FAR

Development Analysis		4.00 acres / 174,240 sq. ft.
		Scenario 2: 20 DU / Acre
Development Potential	Current: 1 DU	Proposed: Scenario 1: 78,408 sq. ft. Scenario 2: 80 DU
Net Increase or Decrease in Maximum Density	Scenario 1: Decrease of 1 DU Scenario 2: Increase of 79 DU	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Increase of 78,408 sq. ft. Scenario 2: No change	
Population Potential	Current: 2 People	Proposed: Scenario 1: 0 Scenario 2: 188 People
Special Designation Areas		
Aquatic Preserve	No	
Evacuation Zone	No	
Airport Environment Zone	500' for JIA and OLF Whitehouse	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	Discharge	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	Scenario 1: 3,285 net new daily trips Scenario 2: 530 net new daily trips	
Potential Public School Impact	19 new students	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Decrease of 1,260 gpd Scenario 2: Increase of 16,140 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Scenario 1: Decrease of 945 gpd Scenario 2:increase of 12,105 gpd	
Potential Solid Waste Impact	Scenario 1: Increase of 100 tons per year Scenario 2: Increase of 182 tons per year	
Drainage Basin/Sub-basin	Trout River / Bay Drain	
Recreation and Parks	Cisco Gardens Park	
Mass Transit Access	None	
Natural Features		
Elevations	34' to 42'	

<b>Development Analysis</b>		<b>4.00 acres / 174,240 sq. ft.</b>
Land Cover	2110: Improved pastures (monocult, planted forage crops) 4110: Pine flatwoods	
Soils	14: Boulogne fine sand, 0% to 2% slopes	
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).

The applicant has provided a JEA Availability Letter, dated October 10, 2023, as part of the companion rezoning application. According to the letter, there is an existing 16-inch water main within the Garden Street Right of Way, and an 8-inch force sewer main abutting the property within the Garden Street Right of Way. The letter also lists special conditions for connection to sewer service, including the design and construction of an onsite, privately owned and maintained pump station and a dedicated JEA force main (minimum 4-inch diameter). The proposed amendment is consistent with FLUE policy 1.2.8.

### **Future Land Use Element**

#### **Policy 1.2.8**

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

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

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
  - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
  - b. Each lot is a minimum of ½ acre unsubmerged property.
  - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

### **Transportation**

The subject site is 4.0 acres and is accessible from Garden St, a collector facility. The proposed land use amendment is located within the Suburban Area and Mobility Zone 5. The applicant proposes to change the existing land use from Agriculture (AGR) to Neighborhood Commercial (NC).

### **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 <i>Trip Generation Manual</i> , 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 9 daily trips. If the land use is amended to allow for this proposed NC development, this will result in 3,294 or 539 daily trips.

**Transportation Planning Division RECOMMENDS the following:**

The difference in daily trips for the proposed land use amendment will result in 3,285 or 530 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
AGR	210	1 SF DUs	T = 9.43 (X)	9	0	9
				<b>Existing Scenario Total</b>		<b>9</b>
Proposed Land Use Scenario-1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
NC	814	78,408 SF	T = 63.66 (X) / 1000	4,991	1,697	3,294
				<b>Proposed Scenario Total-1</b>		<b>3,294</b>
Proposed Land Use Scenario-2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
NC	220	80 MF DUs	T = 6.74 (X)	539	0	539
				<b>Proposed Scenario Total-2</b>		<b>539</b>
				<b>Scenario 1 Net New Daily Total</b>		<b>3,285</b>
				<b>Scenario 2 Net New Daily Total</b>		<b>530</b>

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

### **School Capacity**

The 4.00-acre proposed land use map amendment has a development potential of 80 dwelling units and 19 new students. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:



<b>Application Review Request: COJ PDD: School Impact Analysis</b> <b>Proposed Name: L-5880-23C Garden Street</b> <b>Requested By: Sam Roberts</b> <b>Reviewed By: W. Randall Gallup</b> <b>Due: 1/30/2024</b>							
Analysis based on maximum dwelling units: <u>80</u>							
School Type	CSA <sup>1</sup>	2023-24 Enrollment/CSA	Current Utilization (%)	New Student/ Development <sup>2</sup>	5-Year Utilization (%)	Available Seats - CSA <sup>3</sup>	Available Seats - Adjacent CSA 2, 7&8
Elementary	1	11,216	56%	10	57%	7,199	4,805
Middle	1	6,875	80%	4	86%	335	98
High	1	7,054	72%	5	66%	284	2,260
Total New Students				19			

NOTES:  
<sup>1</sup> Proposed Development's Concurrently Service Area (CSA)  
<sup>2</sup> Student Distribution Rate  
ES-125  
MS-.051  
HS-.074  
0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

<sup>3</sup> Available CSA seats include current reservations

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

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

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

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

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

**Application Review Request:**    **COJ PDD: Baseline Checklist Review**  
**Proposed Name:**    L-5880-23C Garden Street  
**Requested By:**    Sam Roberts  
**Reviewed By:**    W. Randall Gallup  
**Due:**    1/30/2024

Analysis based on maximum dwelling units:    80

SCHOOL <sup>1</sup>	CSA	STUDENTS GENERATED (Rounded) <sup>2</sup>	SCHOOL CAPACITY <sup>3</sup> (Permanent/Portables)	CURRENT ENROLLMENT 20-Day Count (2023/24)	% OCCUPIED	4 YEAR PROJECTION
Dinsmore #45	1	10	683	590	86%	90%
Highlands #244	1	4	1071	685	64%	70%
Ribault #96	1	5	1683	1365	81%	85%
		19				

**NOTES:**

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA).

<sup>2</sup> Student Distribution Rate

ES-125

MS-051

HS-074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,705) for the same year, generating a yield of 0.250.

<sup>3</sup> Does not include ESE & room exclusions

### **Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. 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 500-foot Height and Hazard Zone for Jacksonville International Airport and OLF Whitehouse. Zoning will limit development to a maximum height of 500 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.

## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on February 22, 2024, the required notices of public hearing signs were posted. Twenty-six (26) 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 November 20, 2023. No members of the public attended to speak on the proposed amendment.

## **CONSISTENCY EVALUATION**

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

#### Future Land Use Element (FLUE)

##### Development Area

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

Goal 1	To ensure that the character and location of land uses optimize the combined potentials for economic benefit, 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.
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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:
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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.

Objective 1.6 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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.

Property Rights Element (PRE)

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

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

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

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

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

According to the Future Land Use Element (FLUE), Agriculture (AGR) is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products, and other resource dependent uses. In order to preserve the rural character of these areas, residential uses are permitted at very low densities.

Neighborhood Commercial (NC) is a category primarily intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods. These uses shall generally be located within walking distance of residential neighborhoods in order to reduce the number of Vehicles Miles Traveled. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. Density, location and mix of uses shall be pursuant to the Development Areas as set forth herein. NC designations are preferred in locations

which abut a roadway classified as a collector or higher on the Functional Highway Classification Map.

The applicant is proposing a change from AGR to NC to allow neighborhood commercial uses for a site that is in the Suburban Development Area and that abuts a collector road. The AGR zoned property to the north of the site contains 2 retention ponds and is otherwise undeveloped. There are a few large lot single-family residences east and west of the site. Across Garden Street to the south, there is a fully developed residential subdivision. The proposed amendment would provide neighborhood commercial uses to a predominantly residential area that does not have commercial services nearby, while still providing adequate protections to the nearby residential neighborhoods with low intensity uses and the majority of the site surrounded by retention ponds and undeveloped land. Therefore, the amendment is consistent with FLUE Goals 1 and 3, and Policies 1.1.21, 1.1.22, Objective 3.2 and Policy 3.2.1.

The applicant has provided a JEA Availability Letter, dated October 10, 2023, as part of the companion rezoning application. According to the letter, there is an existing 16-inch water main within the Garden Street Right of Way, and an 8-inch force sewer main abutting the property within the Garden Street Right of Way. The letter also lists special conditions for connection to sewer service, including the design and construction of an onsite, privately owned and maintained pump station and a dedicated JEA force main (minimum 4-inch diameter). The proposed amendment is consistent with FLUE policy 1.2.8.

The proposed small-scale amendment would increase the amount of commercially designated land available to further meet the goal of meeting or exceeding the amount of land required to accommodate anticipated growth. Additionally, the property is underutilized land in the Suburban Development Area which has access to centralized water and sewer services. Development of this site is considered infill development. Thus, the proposed amendment is consistent with FLUE Objective 1.6 and Policy 1.1.21.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

### **Vision Plan**

The subject property is located within the boundaries of the Northwest Jacksonville Vision Plan. The Northwest Planning District of Jacksonville embraces a variety of new growth opportunities from strengthening neighborhoods, protecting rural character and open space, focus on creating centers, establishing minimum standards, connecting centers, and maintaining the viability of airfield operations. Theme 3 provides for focusing on creating centers.



Policy: Promote increased development and redevelopment in centers and organize growth within the district.

The amendment supports development that results in a compatible mix of uses. Therefore, the subject site is consistent with the Northwest Vision Plan.

### **Strategic Regional Policy Plan**

The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Regional Transportation Subject Area:

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:

- Maintenance of a diversity of land use in the Region.
- Infill and redevelopment.

The proposed land use amendment would increase opportunities for commercial development, helping to maintain a diversity of land use in the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

