

Staff Report on
Proposed 2017B Series Amendment
to the Future Land Use Element and the Transportation
Element of the 2030 Comprehensive Plan

ORDINANCE 2017-556

As indicated in EXHIBIT 1 for Ordinance 2017-556, a text amendment is being proposed to amend the Transportation Element (TE) Policy 2.3.5 and the Future Land Use Element (FLUE) Policy 1.3.5 of the 2030 Comprehensive Plan. The proposed amendment revises these policies providing parameters to follow regarding the location of access points to residential parcels with frontage on two or more right-of-ways.

The Planning and Development Department recommends **APPROVAL** of the text amendment as identified in the attached **EXHIBIT 1** to **Ordinance 2017-556**.

1 Introduced by Council Member Boyer:
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4 **ORDINANCE 2017-556**

5 AN ORDINANCE APPROVING FOR TRANSMITTAL TO THE
6 STATE OF FLORIDA'S VARIOUS AGENCIES FOR REVIEW OF
7 PROPOSED 2017B SERIES TEXT AMENDMENT TO THE
8 TRANSPORTATION ELEMENT AND FUTURE LAND USE
9 ELEMENT OF THE 2030 COMPREHENSIVE PLAN OF THE
10 CITY OF JACKSONVILLE RELATING TO ACCESS
11 REQUIREMENTS FOR RESIDENTIAL LOTS; PROVIDING AN
12 EFFECTIVE DATE.
13

14 **WHEREAS**, the Planning and Development Department has initiated
15 certain revisions and modifications to the text of the *2030*
16 *Comprehensive Plan* in accordance with the procedures and requirements
17 set forth in Chapter 650, Part 4, *Ordinance Code* to facilitate the
18 appropriate and timely implementation of the plan, and has provided the
19 necessary supporting data and analysis to support and justify the
20 amendments determined to be required and accordingly has proposed
21 certain revisions and modifications which are more particularly set
22 forth in **Exhibit 1, attached hereto**, and incorporated herein by
23 reference; and

24 **WHEREAS**, the Jacksonville Planning Commission, as the Local
25 Planning Agency, held a public hearing on this proposed amendment to
26 the *2030 Comprehensive Plan*, with due public notice having been
27 provided, and reviewed and considered all comments received during the
28 public hearing, and made a recommendation to the City Council; and

29 **WHEREAS**, the Land Use and Zoning (LUZ) Committee held a public
30 hearing on this proposed amendment pursuant to Chapter 650, Part 4,
31 *Ordinance Code*, having considered all written and oral comments

1 received during the public hearing, has made its recommendation to the
2 Council; and

3 **WHEREAS**, the City Council held a public hearing on this proposed
4 amendment with public notice having been provided, pursuant to Section
5 163.3184(3), *Florida Statutes*, and Chapter 650, Part 4, *Ordinance Code*,
6 and having considered all written and oral comments received during the
7 public hearing, the recommendations of the Planning and Development
8 Department, the Planning Commission and the LUZ Committee, desires to
9 transmit this proposed amendment through the State's expedited state
10 review process to the Florida Department of Economic Opportunity, as
11 the State Land Planning Agency, the Northeast Florida Regional Council,
12 the Florida Department of Transportation, the St. Johns River Water
13 Management District, the Florida Department of Environmental
14 Protection, the Florida Fish and Wildlife Conservation Commission, the
15 Department of State's Bureau of Historic Preservation, the Florida
16 Department of Education, and the Department of Agriculture and Consumer
17 Affairs; now, therefore

18 **BE IT ORDAINED** by the Council for the City of Jacksonville:

19 **Section 1. Approval of Amendment for Transmittal Purposes.** The
20 Council hereby approves the proposed 2017B Series text amendment to the
21 Transportation Element and Future Land Use Element of the *2030*
22 *Comprehensive Plan* as set forth in **Exhibit 1, attached hereto**, dated
23 August 1, 2017, for transmittal to Florida's various required State
24 Agencies for review. The amendment is relating to access requirements
25 for residential lots.

26 **Section 2. Effective Date.** This ordinance shall become
27 effective upon the signature by the Mayor or upon becoming effective
28 without the Mayor's signature.

1 Form Approved:

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3 /s/ Susan C. Grandin

4 Office of General Counsel

5 Legislation Prepared by: Susan C. Grandin

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Ordinance 2017-556

2017B Series Text Amendment
City of Jacksonville 2030 Comprehensive Plan
Transportation Element and Future Land Use Element

TRANSPORTATION ELEMENT

Policy 2.3.5

~~The City shall require that access to new residential parcels with frontage along two or more roadways be located on the roadway with the lower functional class, or the lower average daily traffic inclusive of development traffic for roadways of the same functional class, unless it can be demonstrated in a traffic study submitted for review and approval to the Traffic Engineering Division and the JPDD, that such access restrictions would present a safety hazard, or would cause undue congestion or delay on adjacent road facilities, or would cause environmental degradation, or would hinder adequate traffic circulation.~~

The City shall require that access to new residential parcels with frontage along two or more roadways be located in accordance with the following parameters:

1. If the roadways are of differing functional classes, then access to the parcel shall be provided from the roadway with the lower functional class only.
2. If the roadways are of the same functional class, then access shall be provided as follows:
 - a. In the case of redevelopment of existing parcels, from the roadway where the prevailing pattern of existing driveways are located; or
 - b. In the case of new subdivisions where no pattern currently exists, on the roadway with the lower average daily traffic (ADT) inclusive of development traffic.
3. Driveways should be on the same road on which the parcel is addressed and the front door of the home is located, except in the case of an entirely new planned unit development or traditional neighborhood development where rear entry drives are expressly contemplated.

The above parameters shall be followed unless it can be demonstrated in a professional traffic study submitted for review and approval to the Traffic Engineering Division and the JPDD, and with which the City staff agrees, that such access restrictions would either:

1. present a safety hazard;
2. would cause undue congestion or delay on adjacent road facilities;
3. would cause environmental degradation; or
4. would hinder adequate traffic circulation.

Ordinance 2017-556

2017B Series Text Amendment
City of Jacksonville 2030 Comprehensive Plan
Transportation Element and Future Land Use Element

FUTURE LAND USE ELEMENT

Policy 1.3.5

~~Access to new residential parcels with frontage along two or more roadways shall be located on the roadway with the lower functional class, or the lower average daily traffic (ADT) inclusive of development traffic for roadways of the same functional class, unless~~

~~it can be demonstrated in a traffic study submitted to the Traffic Engineering Division and JPDD that such access restrictions would present a safety hazard, would cause undue congestion or delay on adjacent road facilities, would cause environmental degradation, or would hinder adequate traffic circulation.~~

The City shall require that access to new residential parcels with frontage along two or more roadways be located in accordance with the following parameters:

1. If the roadways are of differing functional classes, then access to the parcel shall be provided from the roadway with the lower functional class only.
2. If the roadways are of the same functional class, then access shall be provided as follows:
 - a. In the case of redevelopment of existing parcels, from the roadway where the prevailing pattern of existing driveways are located; or
 - b. In the case of new subdivisions where no pattern currently exists, on the roadway with the lower average daily traffic (ADT) inclusive of development traffic.
3. Driveways should be on the same road on which the parcel is addressed and the front door of the home is located, except in the case of an entirely new planned unit development or traditional neighborhood development where rear entry drives are expressly contemplated.

The above parameters shall be followed unless it can be demonstrated in a professional traffic study submitted for review and approval to the Traffic Engineering Division and the JPDD, and with which the City staff agrees, that such access restrictions would either:

1. present a safety hazard;
2. would cause undue congestion or delay on adjacent road facilities;
3. would cause environmental degradation; or
4. would hinder adequate traffic circulation.