

REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT

APPLICATION FOR ZONING EXCEPTION 2018-0862

JANUARY 17, 2019

Location: 5221 University Boulevard West

Real Estate Number: 153081 0000

Zoning Exception Sought: Permanent outside sales and service

Current Zoning District: Planned Unit Development (PUD 2006-1625)

Current Land Use Category: Community General Commercial (CGC)

Planning District: 3 - Southeast

Applicant/Agent: T.R. Hainline
1301 Riverplace Boulevard, Suite 1500
Jacksonville, FL 32207

Owner: Home Depot USA, Inc.
2455 Paces Ferry Road
Atlanta, GA 30339

Staff Recommendation: **APPROVE**

GENERAL INFORMATION

Application for Zoning Exception **2018-0862 (Z-2054)** permanent outside sales and service in conjunction with a gas station and convenience store use. The proposed location for this use is a vacant lot located along University Boulevard between Richard Street and the I-95 Expressway. The property for which the exception is being sought is located on the southern corner of a larger parcel for which a companion application for rezoning has been filed, 2018-0861. This companion application is being sought in order to remove the current PUD designation of the property in favor of a CCG-1 conventional zoning.

DEFINITION

According to Section 656.1601 of the Zoning Code, *exception* means a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permissible in the zoning district as exceptions if specific provision for the exception is made in the Zoning Code and the uses are found by the Commission to be in

conformity with the standards and criteria for granting the same contained in Section 656.131(c) thereof.

STANDARDS, CRITERIA AND FINDINGS

Pursuant to the provisions of Section 656.131 (c) of the Zoning Code, the Planning Commission shall grant an exception only if it finds from a preponderance of the evidence that the exception meets, to the extent applicable, the following standards and criteria:

(i) *Will the proposed use be consistent with the Comprehensive Plan?*

Yes. The subject site is a portion of a larger parcel, which is 11.47 acres, located in the Southeast Planning District and Council District 5 at the northeast corner of the intersection of University Boulevard West (SR-109), a principal road, and Richard Street, a local road. This application has a companion rezoning request (2018-861) to change the zoning category of the entire 11.47 acre parcel from PUD to CCG-1 to allow for commercial development.

According to the Future Land Use Element (FLUE), CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns, while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. Commercial retail sales and service establishments including auto sales; Restaurants; Offices; Business and Professional Offices, including Veterinary offices; and Financial Institutions are some of the uses permitted in the CGC land use category.

The proposed exception is also consistent with the following Policies, Goals, and Objectives of the Future Land Use Element of the 2030 Comprehensive Plan:

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.

The location for this exception is served by centralized wastewater and potable water systems, and therefore is consistent with this policy.

Objective 3.2 Continue to 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.

The proposed exception will contribute to the redevelopment of a blighted commercial parcel, and promote the sustainability of commercial development in the area. It will also

add to the range of shopping and leisure opportunities of nearby residences.

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.

Approval of the proposed deviation will promote the redevelopment of a commercial site located within an existing commercial corridor, and therefore is consistent with this policy.

Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The proposed deviation will contribute to the redevelopment of a blighted commercial parcel rather than further expanding into undeveloped areas of the city.

Objective 6.3 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.

The proposed location for this exception is a vacant and underutilized commercial parcel. Approval will contribute to the site’s revitalization, and therefore is consistent with this objective.

(ii) *Will the proposed use be compatible with the existing contiguous uses or zoning and compatible with the general character of the area, considering population density, design, scale, and orientation of structures to the area, property values, and existing similar uses or zoning?*

Yes. The proposed use will be compatible with the surrounding zoning, which is primarily characterized by high-intensity commercial uses due to the property’s location at the intersection of University Boulevard and the I-95 Expressway. The surrounding land uses and zoning are as follows:

Adjacent Property	Land Use Category	Zoning District	Current Property Use
North	PBF	PBF-3	Trade School
South	CGC	CCG-1	Gas Station and auto sales
East	CGC	CCG-2	I-95 Expressway
West	CGC	CCG-2	Restaurant and pawn shop

(iii) *Will the proposed use have an environmental impact inconsistent with the health, safety, and welfare of the community?*

No, the proposed use is unlikely to have an environmental impact inconsistent with the health, safety, or welfare of the community. If approved, the proposed zoning exception would be supplemental to an allowed use within the zoning district proposed by the companion rezoning application, and is increasingly common at many gas stations throughout the City.

- (iv) *Will the proposed use have a detrimental effect on vehicular or pedestrian traffic, or parking conditions, and will not result in the creation or generation of traffic inconsistent with the health, safety, and welfare of the community?*

No, the proposed use is unlikely to have a detrimental effect on vehicular traffic as it will be located within a larger commercial complex. The proposed outside seating will be incidental to the property's use as a gas station and convenience store, and is unlikely to generate any additional vehicular or pedestrian traffic over what will already be generated by the gas station itself.

- (v) *Will the proposed use have a detrimental effect on the future development of contiguous properties or the general area?*

No, the proposed use is unlikely to have a detrimental effect on the future development of contiguous properties or the general area, as nearly all surrounding property has already been developed with a mixture of commercial and medium-density residential uses.

- (vi) *Will the proposed use result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities, taking into account existing uses or zoning in the vicinity?*

No, the proposed use is unlikely to result in the creation of any objectionable external effects that would negatively impact the surrounding properties, considering its location in a highly commercialized area at the intersection of two major roadways.

- (vii) *Will the proposed use overburden existing public services and facilities?*

No, the proposed use is unlikely to overburden existing public services and facilities due to the fact that it will be located within a larger commercial development which will be designed to provide for the same types of uses without overburdening public utilities.

- (viii) *Will the site be sufficiently accessible to permit entry onto the property for fire, police, rescue and other services?*

Yes. The site will be sufficiently accessible for emergency services via University Boulevard and Richard Street.

- (ix) *Will the proposed use be consistent with the definition of a zoning exception, and will meet the standards and criteria of the zoning classification in which such use is proposed to be located, and all other requirements for such use set forth elsewhere in the Zoning Code, or otherwise adopted by the Planning Commission?*

Yes, the proposed use is consistent with the definition of a zoning exception, and will meet the standards and criteria of the zoning classification in which it is proposed to be located. The proposed use will follow all other requirements set forth in the Zoning Code or otherwise adopted by the Planning Commission.

SUPPLEMENTARY INFORMATION

Upon visual inspection of the subject property on January 3, 2019, by the Planning and Development Department, the Notice of Public Hearing signs were posted.



RECOMMENDATION

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Zoning Exception 2018-0862 be **APPROVED**.



Aerial



Subject site, facing Northwest



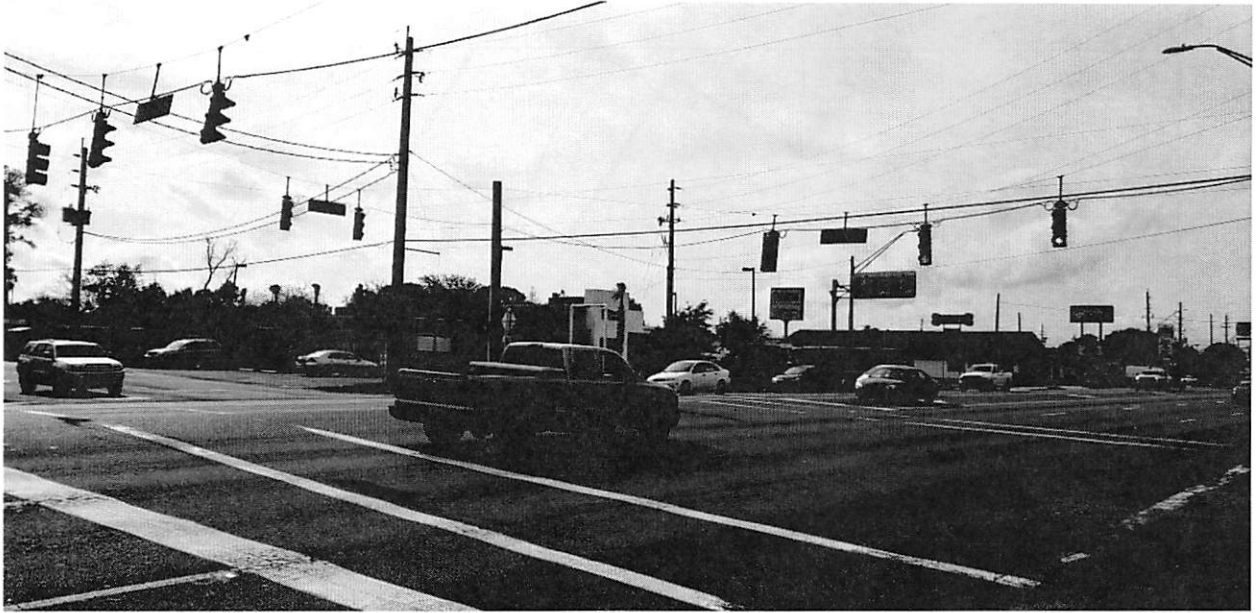
Subject site, facing North



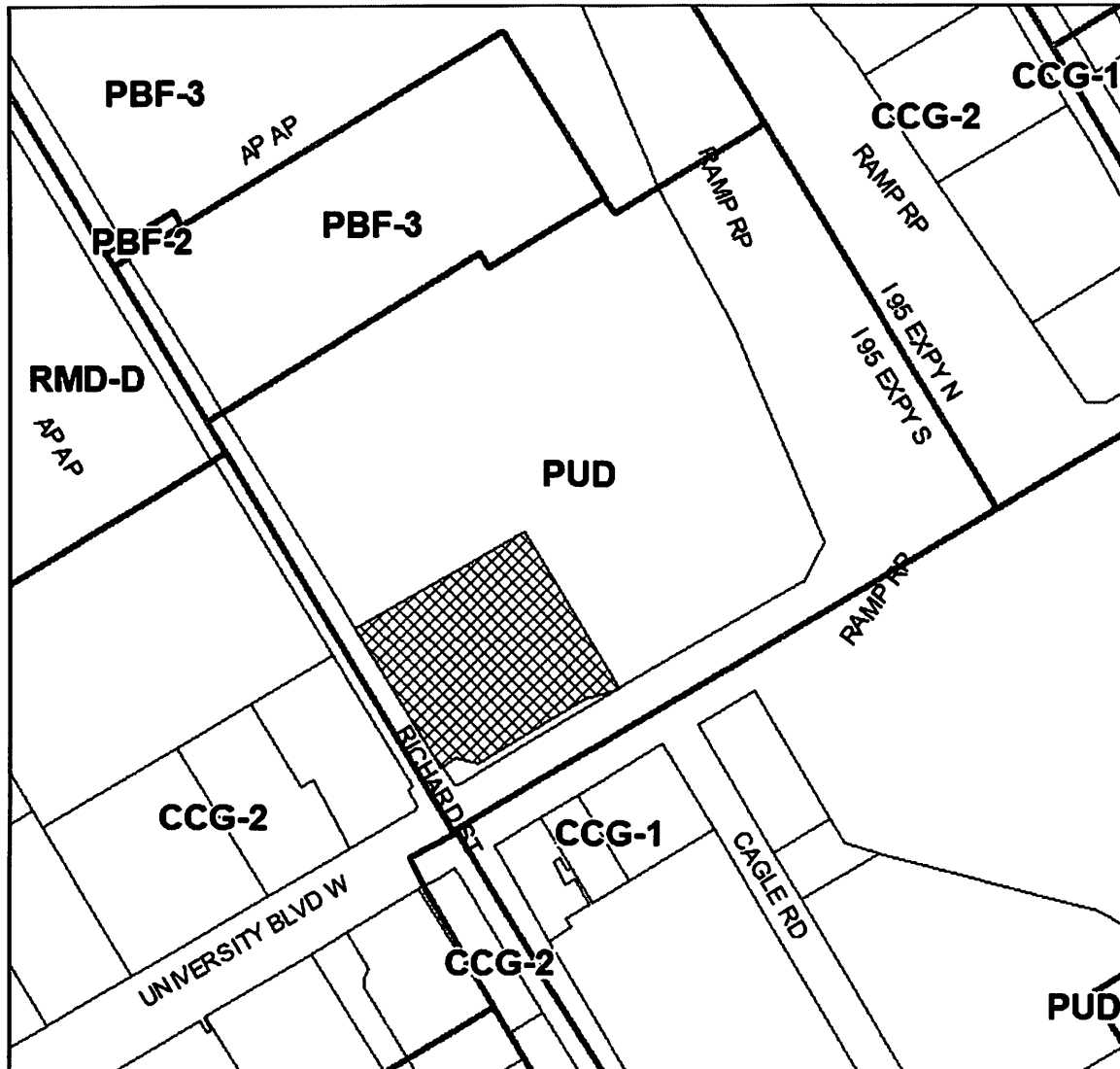
Southeast property line, looking toward I-95 from Richard Street

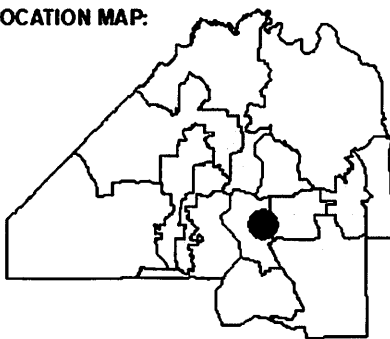

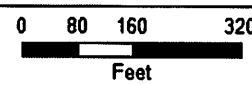


Southwest property line



Commercial development across University Boulevard



REQUEST SOUGHT:	LOCATION MAP:	
PERMANENT OUTSIDE SALES AND SERVICE		
	TRACKING NUMBER T-2018-2054	 COUNCIL DISTRICT: 5 EXHIBIT 2

Application For Zoning Exception

Planning and Development Department Info

Application # 2018-0862 **Staff Sign-Off/Date** SW / N/A
Filing Date 12/05/2018 **Number of Signs to Post** 2
Current Land Use Category CGC
Exception Sought PERMANENT OUTSIDE SALES AND SERVICE
Applicable Section of Ordinance Code N/A
Notice of Violation(s) N/A
Hearing Date 01/17/2019
Neighborhood Association GREATER ENGLEWOOD NEIGHBORHOOD ASSOC.
Overlay NONE

Application Info

Tracking #	2054	Application Status	PENDING
Date Started	10/16/2018	Date Submitted	10/16/2018

General Information On Applicant

Last Name	First Name	Middle Name
HAINLINE	T.R.	
Company Name		
ROGERS TOWERS, P.A.		
Mailing Address		
1301 RIVEPLACE BOULEVARD, SUITE 1500		
City	State	Zip Code
JACKSONVILLE	FL	32207
Phone	Fax	Email
9043465531	9043960663	THAINLINE@RTLAW.COM

General Information On Owner(s)

Last Name	First Name	Middle Name
SEE	BELOW	
Company/Trust Name		
HOME DEPOT USA, INC.		
Mailing Address		
2455 PACES FERRY ROAD		
City	State	Zip Code
ATLANTA	GA	30339
Phone	Fax	Email

Property Information

Previous Zoning Application Filed?
If Yes, State Application No(s)

Map RE#	Council District	Planning District	Current Zoning District(s)
Map 153081 0000	5	3	PUD

Ensure that RE# is a 10 digit number with a space (##### #)

Total Land Area (Nearest 1/100th of an Acre) 1.79

Current Property Use

VACANT

Exception Sought

PERMANENT OUTSIDE SALES AND SERVICE

In Whose Name Will The Exception Be Granted

RACETRAC PETROLEUM, INC.

Location Of Property**General Location**

NW QUADRANT OF UNIVERSITY BOULEVARD AND I-95

House #	Street Name, Type and Direction	Zip Code
5221	UNIVERSITY BLVD W	32216

Between Streets

I-95 and RICHARD STREET

Utility Services Provider
 City Water/City Sewer
 Well/Septic
 City Water/Septic
 City Sewer/Well
Required Attachments

The following items must be attached to the application.

- ✓ Survey
- ✓ Site Plan
- ✓ Property Ownership Affidavit (Exhibit A)
- ✓ Agent Authorization if application is made by any person other than the property owner (Exhibit B)
- ✓ Legal Description - may be written as either lot and block, or metes and bounds (Exhibit 1)
- ✓ Proof Of Property Ownership - may be print-out of property appraiser record card if individual owner, <https://paopropertysearch.coj.net/Basic/Search.aspx>, or print-out of entry from the Florida Department of State Division of Corporations if a corporate owner, <http://search.sunbiz.org/Inquiry/CorporationSearch/ByName>

Supplemental Information

- Letter From DCFS, Department of Children and Family Services - day care uses only
- ✓ Advisory Opinion Letter From EQD, Environmental Quality Division

Criteria

Section 656.101(i), Ordinance Code, defines an exception as "a use that would not be appropriate generally or without restriction throughout the zoning district but which, if controlled as to the number, area, location or relation to the neighborhood, could promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare."

Section 656.131(c), Ordinance Code, provides that, with respect to action upon Applications for Zoning Exceptions, the Planning Commission may grant the exception if it finds from a preponderance of the evidence of record presented at the public hearing that the proposed use meets, to the extent applicable, the following standards and criteria:

- (i) Will be consistent with the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.
- (ii) Will be compatible with the existing contiguous uses or zoning and compatible with the general character of the area considering population, density, design, scale, and orientation of the structures to the area, property values and existing similar uses.
- (iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community.
- (iv) Will not have a detrimental effect on vehicular or pedestrian traffic or parking

conditions, and will not result in the generation or creation of traffic inconsistent with health, safety and welfare of the community.

(v) Will not have a detrimental effect on the future development of contiguous properties or the general area, according to the Comprehensive Plan, including any subsequent plan adopted by the Council pursuant thereto.

(vi) Will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities taking into account existing uses or zoning in the vicinity.

(vii) Will not overburden existing public services and facilities.

(viii) Will be sufficiently accessible to permit entry onto the property by fire, police, rescue and other services.

(ix) Will be consistent with the definition of an exception, the standards and criteria of the zoning classification in which such use is proposed to be located and all other requirements for such particular use set for elsewhere in the Zoning Code (Chapter 656, Ordinance Code) or as otherwise adopted by the Planning Commission.

Public Hearings

Please review your application. No application will be accepted until all of the requested information has been supplied and the required fee has been paid. The acceptance of an application as being complete does not guarantee its approval by the Planning Commission. The owner and/or authorized agent must be present at the public hearing.

The required public notice signs must be posted on the property within five (5) working days after the filing of this application. Sign(s) must remain posted and maintained until a final determination has been made on the application.

Application Certification

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND the information contained in this application, that I am the owner or authorized agent for the owner with authority to make this application, and that all of the information contained in this application, including the attachments, is true and correct to the best of my knowledge.

✓ Agreed to and submitted

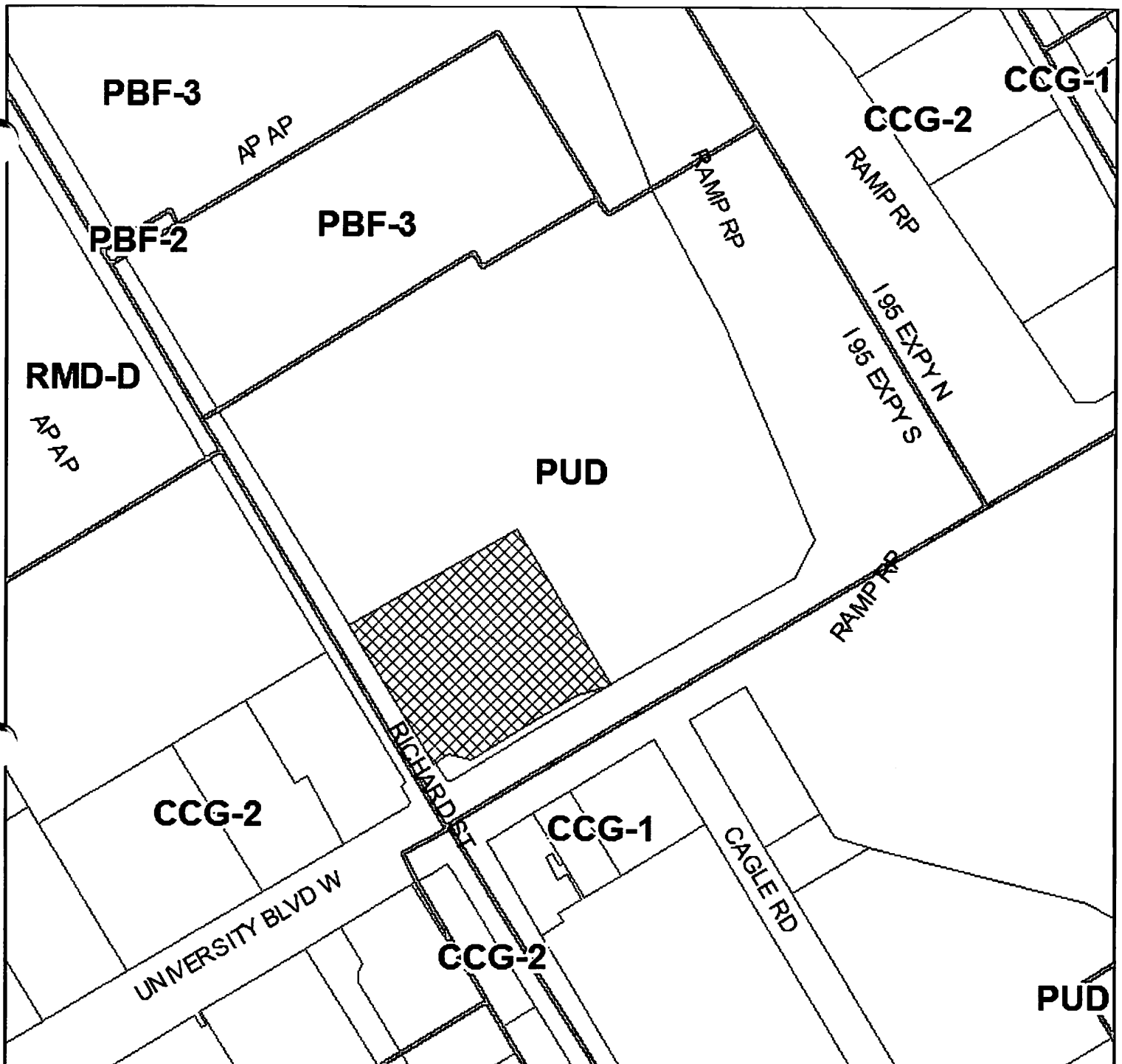
Filing Fee Information

1) Non-residential District Base Fee	\$1,173.00
2) Plus Notification Costs Per Addressee	
20 Notifications @ \$7.00/each:	\$140.00
3) Total Application Cost:	\$1,313.00

*** Applications filed to correct existing zoning violations are subject to a double fee.
** The fee for the advertisement is in addition to the above fees. The newspaper will send the invoice directly to the applicant.**

A PORTION OF FARM LOT 30, BOWDEN FARMS ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 91 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, SAME BEING A PORTION OF LANDS DESCRIBED IN DEED RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY IN OFFICIAL RECORD BOOK 14172, PAGE 501 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID FARM LOT 30, SAME BEING A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF RICHARD STREET (A 50 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP DATED 10-16-2016, SECTION 72014, F.P. 2096831, SHEET 8 OF 17), THENCE SOUTH 31°4'30" EAST, ALONG LAST MENTIONED RIGHT OF WAY LINE, 326.91 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 60°22'29" EAST, DEPARTING AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE, 294.12 FEET; THENCE SOUTH 31°4'30" EAST, 275.14 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF UNIVERSITY BOULEVARD WEST / STATE ROAD 109 (A VARIABLE WIDTH RIGHT OF WAY PER FOOT RIGHT OF WAY MAP DATED 10-16-2016, SECTION 72014, F.P. 2096831, SHEET 8 OF 17); THENCE THE FOLLOWING 5 COURSES ALONG LAST MENTIONED RIGHT OF WAY LINE; COURSE NO.1, THENCE SOUTH 58°44'11" WEST, 5.91 FEET; COURSE NO.2, THENCE SOUTH 73°21'12" WEST, 48.11 FEET; COURSE NO.3, THENCE SOUTH 58°35'45" WEST, 188.50 FEET; COURSE NO.4, THENCE NORTH 16°24'01" WEST, 34.45 FEET; COURSE NO.5, THENCE SOUTH 58°44'10" WEST, 28.61 FEET TO THE SAID NORTHEASTERLY RIGHT OF WAY LINE OF RICHARD STREET; THENCE NORTH 31°4'30" WEST, ALONG LAST MENTIONED RIGHT OF WAY LINE, 247.57 FEET TO THE POINT OF BEGINNING.

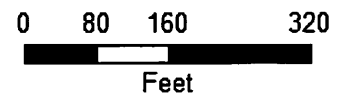
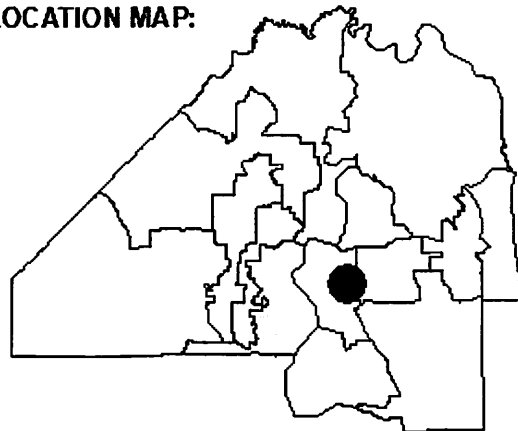
THE LAND THUS DESCRIBED CONTAIN 1.79 ACRES, MORE OR LESS.



REQUEST SOUGHT:

**PERMANENT OUTSIDE SALES
AND SERVICE**

LOCATION MAP:



COUNCIL DISTRICT:

5

TRACKING NUMBER

T-2018-2054

EXHIBIT 2

EXHIBIT C

APPLICATION FOR ZONING EXCEPTION FOR PERMANENT OUTSIDE SALE AND SERVICE

October 3, 2018

Background:

This application seeks approval for permanent outside sale and service by exception in the CCG-1 zoning district, which permits permanent outside sale and service by exception consistent with the requirements of Part 4 of the Zoning Code. The property described in Exhibit 1 that is the subject of this application is currently vacant (the "Property"). RaceTrac Petroleum, Inc. ("RaceTrac") proposes to develop a gas station and convenience store on the Property. The Property is currently zoned as a PUD, but a companion rezoning application seeks to rezone the Property, and certain adjacent property, to CCG-1. The land use designation for the Property is CGC.

The proposed outside sale and service would be in conjunction with the gas station and convenience store. RaceTrac, like other gas stations and convenience stores, has expanded its offerings to provide more high-quality food and beverage items, including made-to-order products. It is important for customers to have pleasant dining areas to enjoy these products and RaceTrac now develops its gas stations and convenience stores with an outside seating and dining area for this purpose, as shown on the site plan attached hereto as Exhibit D (the "Site Plan"). Therefore, the proposed gas station and convenience store requires this exception for permanent outside sale and service.

(i) Will be consistent with the Comprehensive Plan;

The proposed exception is consistent with the following policies of the Future Land Use Element of the 2030 Comprehensive Plan:

1.1.11

Encourage that new non-residential projects be developed in designated nodal and corridor development areas as provided in the Plan Category Descriptions of the Operative Provisions, in appropriate commercial infill locations, or as a Transit Oriented Development.

1.1.18

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the 2030 Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

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.

2.2.8

Encourage the redevelopment and revitalization of run-down and/or under-utilized commercial areas through a combination of regulatory techniques, incentives and land use planning. Adopt redevelopment and revitalization strategies and incentives for private reinvestment in under-utilized residential and/or commercial areas where adequate infrastructure to support redevelopment exists.

3.2.2

The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- (ii) Will be compatible with existing contiguous uses or zoning and the general character of the area;

The proposed exception is compatible with the underlying CGC land use, the proposed CCG-1 zoning district, and the existing uses and general character of the area. The surrounding land use and zoning designations are as follows:

	<u>Land Use</u>	<u>Zoning</u>	<u>Use</u>
South	CGC	CCG-1, CCG-2	Gas Station, Commercial, Church (within a commercial structure), Hotel/Motel
East	CGC	PUD (proposed CCG-1)	Vacant, I-95
North	CGC, PBF	PUD (proposed CCG-1), PBF-3	Institutional, Medical
West	CGC	CCG-2	Fast-food Restaurant, Commercial

The Property is surrounded by a mix of commercial and institutional uses, and vacant property. The proposed outside sale and service is consistent with these contiguous uses, surrounding zoning districts and the general character of the area.

- (iii) Will not have an environmental impact inconsistent with the health, safety and welfare of the community;**

The proposed exception will not have an environmental impact inconsistent with the health, safety and welfare of the community.

- (iv) Will not have a detrimental impact on vehicular or pedestrian traffic or parking conditions, and will not result in the generation of traffic inconsistent with the health, safety and welfare of the community;**

The proposed use will not result in a significant increase in traffic generation as compared to the permitted use as gas station and convenience store.

- (v) Will not have a detrimental impact on the future development of contiguous properties or the general area;**

The proposed exception is will not materially alter the planned use of the Property as a gas station and convenience store, and will have very little external impact. Furthermore, the Property is located on a major commercial corridor where the outside sale and service will be relatively insignificant.

- (vi) Will not result in the creation of excessive noise, lights, vibrations, etc.;**

The proposed use will generate little additional traffic, and will likely create little additional noise as compared to the major adjacent roadways of I-95 and University Boulevard, as well as the many surrounding commercial uses. Therefore, the proposed exception will not result in the creation of objectionable or excessive noise, lights, vibrations, fumes, odors, dust or physical activities.

- (vii) Will not overburden existing public services and facilities;**

The proposed exception will not overburden existing public services and facilities.

- (viii) Will be sufficiently accessible to permit entry onto the property by fire, police etc.;**

The attached site plan establishes that the planned gas station and convenience store will be accessible to fire, police, rescue and other services. The proposed exception for outside sale and service does not diminish this accessibility.

- (ix) Will be consistent with the definition and requirements of an exception set forth in the Zoning Code;**

The property is located in the CCG-1 zoning district, which permits outside sale and service by exception consistent with Part 4 of the Zoning Code. The proposed outside sale and service will comply with the applicable requirements of Section 656.401(ee).

Thus, the proposed exception meets all of the applicable standards and criteria of the Zoning Code.



*Planning and Development
Department*

Ed Ball Building
214 North Hogan Street, Suite 300
Jacksonville, FL 32202

MEMORANDUM

TO: Sam Walker, City Planner I
Current Planning Division

FROM: Krista Fogarty, City Planner II
Community Planning Division

RE: Z-2054 / 2018-862

DATE: January 7, 2019

The following review is based on the information provided by the Current Planning Division staff

Description of Proposed Rezoning Application

Current Land Use: CGC LU Companion Application: N/A
Current Zoning: CCG-1 (Pending 2018-861) Proposed Zoning: Exception Acres: 1.79

Comprehensive Land Use Policy Analysis

Is the proposed rezoning district consistent with the functional land use category identified in the 2030 Comprehensive Plan?

YES NO

ZONING REQUEST:

The request is for an exception to allow for permanent outside sales and service.

LAND USE CATEGORY CONSISTENCY REVIEW:

The subject site is a portion of a larger parcel, which is 11.47 acres, located in the Southeast Planning District and Council District 5 at the northeast corner of the intersection of University Boulevard West (SR-109), a principal road,

and Richard Street, a local road. This application has a companion rezoning request (2018-861) to change the zoning category of the entire 11.47 acre parcel from PUD to CCG-1 to allow for commercial development.

According to the Future Land Use Element (FLUE), CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns, while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. Commercial retail sales and service establishments including auto sales; Restaurants; Offices; Business and Professional Offices, including Veterinary offices; and Financial Institutions are some of the uses permitted in the CGC land use category.

To ensure compliance with the provisions of the Comprehensive Plan, zoning staff should analyze the proposed zoning application in relation to the following goals, objectives, policies and/or text of the 2030 Comprehensive Plan. This analysis should be included within the staff report for the zoning application.

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 maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

- 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 Continue to 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 promote development of commercial and light/service industrial uses in the form of nodes, corridor development, centers or parks.

- Policy 3.2.2 The City shall promote, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

- Objective 6.3 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.

The proposed rezoning has been identified as being related to the following issues identified in the 2030 Comprehensive Plan. Based on this relationship, the rezoning application should be carefully evaluated for consistency or inconsistency with the following issues and related goals, objectives and/or policies:

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 300', 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.