

## 2030 Comprehensive Plan

### Land Development Entitlement Policies Related to CHHA

Conservation/Coastal Management Element (CCME) Policies 11.5.1 through 11.5.3 require the City to evaluate the allocation of development entitlements in relation to existing regulations, programs and policies that overlap with the AAA.

- CCME Policy 11.5.1      The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.
- CCME Policy 11.5.2      The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.
- CCME Policy 11.5.3      The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

### Future Land Use Element (FLUE) and Conservation/Coastal Management Element (CCME)

#### Site Planning

- FLUE Policy 7.2.1      The City shall allow the transfer of residential densities between contiguous parcels under a common site plan and controlled zoning district in all land use categories. Development may be clustered on a site in accordance with the following standards:
- a) Both the development and the remaining undeveloped environmentally sensitive land must be part of a site-plan-controlled zoning district (PUD) which stipulates that the maximum allowable density credit for the entire subject site has been transferred to the area of cluster development and may not be subsequently rezoned to the contrary without a comprehensive plan amendment.
  - b) Units may not be clustered at densities which would exceed the threshold for wells, septic tanks and other such services, where applicable.
  - c) Wetlands and water bodies for which density credit is given shall be recorded in perpetuity as preservation or conservation areas or easements.

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- CCME Policy 2.7.3      The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:
- A.      Land acquisition or conservation easement acquisition;
  - B.      Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
  - C.      Incentives, including tax benefits and transfer of development rights.
- CCME Policy 3.3.8      The Planning and Development Department shall encourage innovative site planning techniques such as clustering of development to preserve unique natural site features.
- CCME Policy 4.4.4      The City shall consider density bonuses and/or cluster development in appropriate areas of the City to encourage placement of high functional wetlands and other environmentally sensitive lands to Conservation.
- CCME Policy 7.3.12     The City shall direct future residential density away from the Coastal High Hazard Area and shall mitigate the impacts of existing residential development rights through traditional and innovative planning tools including but not limited to Preservation Project land purchases and emergency shelter deficit reduction through mitigation assessments.
- CCCME Policy 7.4.1    The City shall require that all land development applications within the Coastal High Hazard Area be planned and obtain approval pursuant to a site plan review process, to ensure that development is compatible with site characteristics.
- CCME Policy 7.4.2     Upon adoption of the 2030 Comprehensive Plan, all land development applications within the Coastal High Hazard Area (CHHA) shall be reviewed by the Planning and Development Department, Emergency Preparedness Division and Public Works Department for verification of consistency with the goals, objectives and policies of the 2030 Comprehensive Plan and all Land Development Regulations, including but not limited to, pertinent sections of the National Flood Insurance Program and all applicable flood control regulations.
- CCME Policy 7.4.8     The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed development, and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

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#### Property Use, Density and Intensity

##### FLUE Land Use

Categories The land use categories provide for limitations on the maximum density for sites located within the CHHA.

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

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

FLUE Policy 1.5.7 Public open space lands within Coastal High Hazard Areas shall be designated for Conservation land use classification.

CCME Policy 4.1.5 The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

- i density shall not exceed one (1) dwelling unit per five (5) acres; and
- ii buildings shall be clustered together to the maximum extent practicable; and

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iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

CCME Policy 4.4.4

The City shall consider density bonuses and/or cluster development in appropriate areas of the City to encourage placement of high functional wetlands and other environmentally sensitive lands to Conservation.

CCME Policy 7.3.7

All public lands within Coastal High Hazard Areas shall be designated for conservation purposes consistent with the Future Land Use Element's Conservation land use classification.

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- CCME Policy 7.4.4      The City shall limit the density of new residential development within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line to a maximum of three dwelling units per net acre or the maximum density shown on the Future Land Use Map series for the area within those areas, whichever is less. Maximum density/intensity of new non-residential development within those areas shall be limited to the density/intensity for those areas as indicated on the Future Land Use Map series. Furthermore, during the review of a single project on a site that is located partially within those areas, any reduction in residential development potential within those areas resulting from the limit of 3 dwelling units per net acre within that area may be recaptured on the subject site within areas not in those areas, where such recapture is consistent with other provisions of the 2030 Comprehensive Plan.
- CCME Policy 7.4.5      The City shall require that non-industrial redevelopment activities within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line be limited to the density/intensity in existence for the development site prior to the effective date of the 2010 Comprehensive Plan or be limited to three dwelling units per net acre, whichever is lower.
- CCME Policy 7.4.6      The City shall limit the intensity of new industrial development within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line to the maximum intensity threshold associated with the Light Industrial or Water-Dependent/Water-Related land use category, or to the maximum intensity allowed by any other categories permitting industrial development, whichever is lower.
- CCME Policy 7.4.7      The City shall require that the intensity of industrial redevelopment activities within those areas within the Federal Emergency Management Agency V (Velocity) Zones and areas seaward of the Florida Department of Environmental Protection Coastal Construction Control Line be limited to the intensity in effect for the development site prior to the effective date of the 2010 Comprehensive Plan, or the maximum intensity associated with the future land use designation on the project site, whichever is lower.
- CCME Policy 7.4.9      The City shall prohibit the siting of new adult congregate living facilities, community residential homes, group homes, homes for the aged, hospitals, mobile home parks and nursing homes, as defined in the Land Development Regulations, within the Coastal High Hazard Area. Such facilities already existing within the CHHA shall be discouraged from expanding.

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#### Review Criteria for Land Use Category or Zoning District Map Changes

- FLUE Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.
- FLUE Policy 4.1.4. The City shall revise existing Land Development Regulations and site plan review procedures to include the following:
1. Consideration of natural features in the development review process;
  2. Regulation of the type and density/intensity of development in coastal high hazard areas in order to protect the public health, safety and welfare, and the natural environment; and
  3. Criteria and standards to define the location of a node, and land area and development rights therein, such as locational and siting considerations, appropriate street and highway frontages and access, and density/intensity.
- FLUE Policy 7.1.1 The Planning and Development Department shall consider the land use impact on the St. Johns River and its tributaries by reviewing the future land use designation and land development regulations of those properties that are contiguous with and immediately adjacent to a water body. The following concerns will be considered for those properties:
- Wetlands
  - Impervious surface potential
  - Coastal High Hazard Area (CHHA)
  - Septic Tank Failure Areas
  - Environmentally Sensitive Areas
  - Flood zones
  - Aquifer recharge zones
  - Wellhead protection areas
- CCME Objective 2.7 The City shall protect the hydrological and ecological benefits of flood plain areas, such as water quality, fish and wildlife habitat, and prevention of downstream flooding.
- CCME Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.
- CCME Policy 4.1.5 (See policy under Property Use, Density, and Intensity)
- CCME Policy 7.3.12 The City shall direct future residential density away from the Coastal High Hazard Area and shall mitigate the impacts of existing residential development rights through traditional and innovative planning tools including but not limited to Preservation Project land purchases and emergency shelter deficit reduction through mitigation assessments.
- CCME Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA, and mitigate the impact of natural hazards in the area.

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- CCME Policy 7.4.2 Upon adoption of the 2030 Comprehensive Plan, all land development applications within the Coastal High Hazard Area (CHHA) shall be reviewed by the Planning and Development Department, Emergency Preparedness Division and Public Works Department for verification of consistency with the goals, objectives and policies of the 2030 Comprehensive Plan and all Land Development Regulations, including but not limited to, pertinent sections of the National Flood Insurance Program and all applicable flood control regulations.
- CCME Policy 11.1.1 Upon adoption of the 2030 Comprehensive Plan, the City shall prioritize the siting of water-dependent and water-related uses according to the chronology listed hereinafter. Uses listed first shall generally be given the highest priority when being sited along the shoreline and uses listed last would be given the least priority when being sited along the shoreline.
- 1) Conservation or Public Use
  - 2) Water-dependent
    - a) Military (where necessary to assure the security of the United States)
    - b) Ports and other water-dependent industry
    - c) Water-dependent transportation facilities
    - d) Water-dependent utilities
    - e) Water-dependent commercial
  - 3) Water-related industrial
  - 4) Water-related commercial
  - 5) Residential
  - 6) Proposed amendments to the Future Land Use Map (FLUM), where water-dependent and/or water-related uses are proposed to be prohibited or removed from the permitted use of waterfront properties. This is the least desirable option, as other alternatives to protect working waterfront components should be considered prior to amendments to the FLUM.
- CCME Policy 11.3.1 The City shall protect coastal areas for the public benefit and restore degraded floodplain areas by methods such as land acquisition or conservation easement acquisition; regulation, including setbacks, buffer zones, designated wildlife corridors; low density zoning, performance standards and open space requirements and through engineering solutions adopted in the floodplain management ordinance and the Florida Building Code.
- CCME Objective 11.5 The City has established an Adaptation Action Area (AAA) and shall consider appropriate responses to address current and future risks related to the associated impacts of sea-level-rise.
- CCME Policy 11.5.1 The City of Jacksonville shall recognize the Coastal High Hazard Area (CHHA) identified in Map C-18 as also encompassing the Adaptation Action Area (AAA) for those low-lying coastal zones that may experience coastal flooding due to extreme high tides and storm surge and are vulnerable to the impacts of rising sea level. (§163.3177(6)(g)(10), F.S.) Land within the AAA is subject to potential high tide inundation under a horizon 2060 two foot sea level rise scenario.
- CCME Policy 11.5.2 The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

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CCME Policy 11.5.3      The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.