

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 6, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2022-669/Application No. L-5741-22C

Dear Honorable Council President Freeman, Honorable Council Member and LUZ Chairman Carrico and Honorable Members of the City Council:

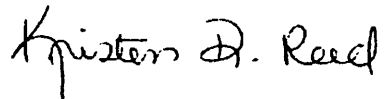
Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2022-669 on October 6, 2022.

P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	5-0 APPROVE

Alexander Moldovan, Chair	Aye
Ian Brown, Vice-Chair	Aye
Jason Porter, Secretary	Aye
Marshall Adkison	Absent
Daniel Blanchard	Aye
Jordan Elsbury	Absent
Joshua Garrison	Absent
David Hacker	Aye

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

Sincerely,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive style with a large initial 'K'.

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
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Jacksonville, FL 32202
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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – September 30, 2022

Ordinance/Application No.: 2022-669 / L-5741-22C

Property Location: 15221, 15225, 15239, 15249, and 15311 Main Street North between Main Street North and Kirk Road.

Real Estate Number(s): 108284 0000, 108284 0500, 108287 0000, 108288 0000, 108290 0100

Development Area: Suburban Area

Property Acreage: 11.38 acres

Planning District: District 6, North

City Council District: District 2

Applicant: Cyndy Trimmer, Esquire

Current Land Use: Community/ General Commercial (CGC) 7.85 Acres & Low Density Residential (LDR) 3.53 Acres

Proposed Land Use: Medium Density Residential (MDR)

Current Zoning: Planned Unit Development (PUD), Commercial Community General -2 (CCG-2), and Residential Low Density-100A (RLD-100A)

Proposed Zoning: Residential Medium Density-D (RMD-D)

RECOMMENDATION: APPROVE

APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Applicant seeks this land use amendment to facilitate multi-family development.

BACKGROUND

The subject 11.38-acre site is located east side of Main Street North, a major arterial roadway. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Community /General Commercial (CGC) and Low Density residential (LDR) to Medium Density Residential (MDR), with a companion rezoning application from Commercial Community General -2 (CCG-2), Planned Unit Development (PUD), and

Residential Low Density-100A (RLD-100A). The applicant seeks to develop the site with multi-family residential quadplexes.

The site is mostly undeveloped land with single-family houses. LDR abuts the property to the east. The site is located north of the River City Marketplace and UF Health North and is east of JAA.

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

North: Land Use: LDR, CGC, Light Industrial (LI), and Multi-Use (MU)
Zoning: CCG-2, RLD-100A, Industrial Light (IL), and PUD 9Palmetto Bay Regional Activity Center)
Property Use: Vacant, Office, Single-Family, Retail Store, and Gas Station, Church

South: Land Use: LDR and CGC
Zoning: RLD-100A, PUD, CCG-2, and Residential Low Density-120 (RLD-120)
Property Use: Single-family, Vacant, Office, Warehouse, and Residential

East: Land Use: LDR
Zoning: RLD-100A and PUD
Property Use: Vacant, Single-Family, and Residential

West: Land Use: LI
Zoning: IL
Property Use: Vacant

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.

Where there is not an associated site specific policy or note on the Annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use categories that permit residential uses in order to assess the potential impacts. Supplemental information related to these impacts are depicted as scenario 2 in the Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Development Analysis		
Development Boundary	Suburban Development Area	
Roadway Frontage Classification / State Road	Main Street North, Major Arterial Roadway	
Plans and/or Studies	North Vision plan	
Site Utilization	Current: Single-Family	Proposed: Multi-Family Development
Land Use / Zoning	Current: CGC (7.85 Acres) and LDR (3.53 Acres)/PUD, CCG- 2, and RLD-100A	Proposed: MDR/RMD-D
Development Standards for Impact Assessment	Current: CGC Scenario 1: 0.35 FAR Scenario 2: 20% commercial at 0.35 FAR and 80% residential at 15 units/acre LDR 5 units / acre	Proposed: 15 units / acre
Development Potential	Current: Scenario 1: 119,681 sq. ft. of CGC uses; 17 SF DU Scenario 2: 23,936 sq. ft of CGC uses; 94 MF DU; 17 SF DU	Proposed: 170 MF DU
Net Increase or Decrease in Maximum Density	Scenario 1: Increase of 153 DU Scenario 2: Increase of 59 DU	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Decrease of 119,681 Sq. Ft. Scenario 2: Decrease of 23,936 Sq. Ft.	
Population Potential	Current Scenario 1: 45 People Scenario 2: 265 People	Proposed: 399 People
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	Yes, Evacuation Zone E	
Airport Environment Zone	Yes, 150' Height Restriction for Jacksonville International Airport	
Industrial Preservation Area	No	

Development Analysis	
Cultural Resources	Yes
Archaeological Sensitivity	Low Sensitivity
Historic District	No
Coastal High Hazard	No
Adaptation Action Area	No
Groundwater Aquifer Recharge Area	No
Wellhead Protection Zone	No
Boat Facility Siting Zone	No
Brownfield	No
Public Facilities	
Potential Roadway Impact	No net new daily trips
Potential Public School Impact	41 new students
Water Provider	JEA
Potential Water Impact	Scenario 1: Increase of 29,444 gallons per day Scenario 2: Increase of 12,141 gallons per day
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Increase of 22,083 gallons per day Scenario 2: Increase of 9,105 gallons per day
Potential Solid Waste Impact	Scenario 1: Increase of 206 tons per year Scenario 2: Increase of 115 tons per year
Drainage Basin/Sub-basin	Dunn Creek/Deese Creek
Recreation and Parks	No
Mass Transit Access	No
Natural Features	
Elevations	29 to 35 feet above mean sea level
Land Cover	1100: Residential, low density, 2130: Woodland pastures
Soils	32: Leon Fine Sand
Flood Zones	No
Wetlands	Yes, Category 3
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 has been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely to prepare this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer, and Reuse for New Development Projects document (latest edition). A JEA letter of service availability has been provided and is on file with the Planning and Development Department.

The applicant intends to use JEA water and sewer for the site development. The JEA Availability Letter dated July 22, 2022 identifies an existing 16-inch water main along Main Street, an existing 12-inch force sewer main along Main Street, and a proposed 4-inch force sewer main along Kirk Road.

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.

Transportation

The subject site is 11.38 acres and is accessible from Main St North (SR 5/US 17), an urbanized highway facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 3. The applicant proposes to change the existing land use from Community General Commercial (CGC) and Low Density Residential (LDR) to Medium Density Residential (MDR).

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).

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

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 4,849 or 1,538 daily trips, depending on the

scenario. If the land use is amended to allow for this proposed MDR development, this will result in 1,146 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in no net new daily trips when compared to the existing land use. Main St North (SR 5) is subject to FDOT review and access management requirements. The Transportation Planning Division recommends ongoing coordinating efforts with FDOT and the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.

**Table A
Daily Trip Generation Estimation Scenarios**

Existing Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips	
CGC	821	119,681 SF	T = 67.52 (X) / 1000	8,081	3,232	4,849	
LDR	215	17 DU	T= 7.20 (X)	122	0	122	
					Total Trips for Existing Scenario 1 Land Use	4,971	
Existing Land Use-Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips	
CGC- N	822	23,936 SF	T = 54.45 (X) / 1000	1,303	521	782	
CGC- R	220	94 MF DUs	T = 6.74 (X)	634	0	634	
LDR	215	17 DU	T= 7.20 (X)	122	0	122	
					Total Trips for Existing Scenario 2 Land Use	1,538	
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips	
MDR	220	170 MF DUs	T= 6.74 (X)	1,146	0	1,146	
					Total Trips for Proposed Land Use	1,146	
						Scenario 1 Difference in Daily Trips	0
						Scenario 2 Difference in Daily Trips	0

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

Evacuation Zone

The subject site is within Evacuation Zone E. As such, the land use application was routed to the City’s Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and the development potential of the proposed land use amendment change. Per EPD, “The proposed properties in land use amendment L-5741-22C will be in close proximity to Main Street North and Pecan Park Road, indicating sufficient access to I-95 (1.26 road miles) and I-295 (5.37 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zone (Zone D and E), nearest evacuation routes, the development of the proposed property could create a localized impact to the traffic flow on I-95 and I-295 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5741-22C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged.”

Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

School Capacity

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 11.38 acre proposed land use map amendment has a development potential of 170 dwelling units.

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:

Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5741-22C Main Street North & Pecan Park Requested By: Ed "Luke" Lukacovic / Marcus Salley Reviewed By: Shalene B. Estes Due: 9/23/2022							
Analysis based on maximum dwelling units: <u>170</u>							
School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 1&2 MS 2&7
Elementary	7	2,979	83%	21	70%	689	10,998
Middle	1	7,527	88%	8	86%	807	791
High	7	2,194	99%	12	73%	757	2,137
Total New Students				41			

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Available CSA seats include current reservations

³ 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.

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office. The analysis does not reveal a deficiency in school capacity.

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

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-5741-22C Main Street North & Pecan Park Requested By: Ed "Luke" Lukacovic / Marcus Salley Reviewed By: Shalene B. Estes Due: 9/23/2022 Analysis based on maximum dwelling units: <u>170</u>						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Oceanway ES #270	7	21	680	558	82%	102%
Oceanway MS #62	1	8	1009	1038	103%	81%
First Coast HS #265	7	12	2212	2194	99%	101%
		41				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)

² Does not include ESE & room exclusions

³ 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.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for Jacksonville International Airport. Zoning will limit development to a maximum height of less than 150 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 the safe navigation of aircraft as required by Section 656.1005.1(d). This land use amendment was reviewed by the Navy and recommended approval. The applicant is required to disclose requirements when the property is within the Military Notice Zone.

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.

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 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Cultural Resources

The Historic Preservation Section reviewed the properties addressed as: 15221, 15225, 15239, 15249, and 15311 Main Street North. Based on archival records, the structures on these sites date earliest to 1940, with some dating to 1987. However, findings from a site survey indicate that the structures themselves lack real historical significance and do not warrant consideration for listing in the National Register of Historic Places.

As such, development of the site would not have a negative effect on historic or archaeological resources.

Historic Preservation Element

Policy 1.1.3 The City shall continue to submit for review by the Jacksonville Historic Preservation Commission all plans that will physically alter the appearance of a designated site, property, or historic district.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality, and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 0.88 Acres

General Location(s): The wetlands are located towards the northeastern corner of the site.

Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation, size and/or the lowering of the hydro-period due to nearby site grading or drainage/retention improvements. In addition, the wetland has no clear or significant impact on the City's waterways.

Soil Types/ Characteristics: 32: Leon Fine Sand - Poorly drained, marine sediment

Wetland Category: Category III

Consistency of Permitted Uses: Uses consistent with CCME Policy 4.1.6

Environmental Resource Permit (ERP): ERP not provided by the applicant.

Wetlands Impact: No

Associated Impacts: No associated impacts.

Relevant Policies:
Conservation/Coastal Management Element

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.

Policy 4.1.3 The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(1) Encroachment

In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(a) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i. The habitat of fish, wildlife and threatened or endangered species,
- ii. The abundance and diversity of fish, wildlife and threatened or endangered species,
- iii. The food sources of fish and wildlife including those which are threatened or endangered,
- iv. The water quality of the wetland, and
- v. The flood storage and flood conveyance capabilities of the wetland; and

(b) Floodplain protection

Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(c) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i. Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
- ii. Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(d) Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(e) Hydrology

The design of the fill shall include measures to maintain the wetlands

hydrology of the site.

- Policy 4.1.6 The permitted uses within Category III 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) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:
 - (a) Silvicultural uses, 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.
 - (b) Agricultural uses, provided the following standards are met:
Best Management Practices: Agriculture
Such activities are to be in compliance with Chapter 40C-44, F.A.C.
 - (2) Any use that 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.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on September 16, 2022, the required notices of public hearing signs were posted. Thirty-Eight (38) 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 September 19, 2022. No one from the public attended the meeting.

CONSISTENCY EVALUATION

Consistency with 2030 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 further described in each land use plan category.

- Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides 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.

Policy 1.1.21 Future 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 of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

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

Policy 1.2.9 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 may be 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 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens.

Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new 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.

Recreation and Open Space Element (ROSE)

Policy 2.2.2 The City shall require the all-new single family and multifamily developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

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), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept, which is predominantly residential but includes a broad mixture of secondary recreational, commercial, public facilities and services may also be permitted. The maximum gross density for LDR in the Suburban Area shall be 7 units/acre when full urban services are available to the site.

Medium Density Residential (MDR) is a category intended to provide compact medium to high density residential development and transitional uses between low density residential uses and higher density residential uses, commercial uses and public and semi-public use areas. Multi-family housing such as apartments, condominiums, townhomes and rowhouses should be the predominant development typologies in this category. Development within the category should be compact and connected and should support multi-modal transportation. Mixed use developments utilizing the Traditional Neighborhood Development (TND) concept and Transit Oriented Development (TOD) are permitted. 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. The maximum gross density for MDR in the Suburban Area shall be 20 units/acre and the minimum gross density shall be greater than 7 units/acre.

The site is currently single family and undeveloped land and is surrounded by a mix of uses in the CGC, LDR, and LI land use categories. This site has access to all urban services. The site is also located along a major arterial roadway, this provides a convenient and efficient transportation network the site will be able to utilize. This will allow the site to have good connectivity. The infill development will continue the development trends in the area which has been towards providing multi-family and single-family residential to serve the needs of the River City Marketplace, JAA, and UF Health North. The proposed amendment to MDR maintains a balance of uses in the area and is a logical and compatible extension of the abutting MDR land use to the east. Therefore, the amendment is consistent with FLUE Policies 1.1.5, 1.1.21, and 1.1.22 and Goal 3.

The proposed amendment to MDR would allow for increased housing options within the Suburban Development Area of the Southwest Planning District, and as such, it is consistent with FLUE Objective 3.1 and Policy 3.1.6.

The amendment on the 11.38 Acre subject site will have a negligible impact on the amount of land needed to accommodate a commercial use, and the proposed amendment from CGC and LDR to MDR maintains a balance of uses in the area. For these reasons the proposed amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

The land use application for a proposed multi-family development will be served by sanitary sewer and water lines. The applicant has provided a JEA letter of service availability dated July 22, 2022, which was submitted with the companion RMD-D rezoning application. The applicant intends to use JEA water and sewer for the site development. The JEA Availability Letter dated July 22, 2022 identifies an existing 16-inch water main along Main Street, an existing 12-inch force sewer main along Main Street, and a proposed 4-inch force sewer main along Kirk Road.

Additionally, multi-family development on the site will be subject to the requirements of ROSE Policy 2.2.2, as applicable, concerning the provision of recreation and open space.

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.

North Jacksonville Vision Plan


The subject site is located within the boundaries of the North Jacksonville Vision Plan (July, 2003). The shared vision in this plan is to: Changing the Economic Paradigm, Eradicating the Ugliness, Creating the North Jacksonville Town Center, Creating a Sense of Community, Creating Great Neighborhoods, Connecting with the environment, Connecting the Places, Connecting the Neighborhoods, Protecting the Corridors and Embracing our History and Culture. This site will contribute to the vision, because having more housing types will allow people to have a variety of more housing types. The MDR use will provide housing to workers in the surrounding commercial areas. Therefore, the proposed land use change is consistent with the North Jacksonville Vision Plan.

Strategic Regional Policy Plan

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

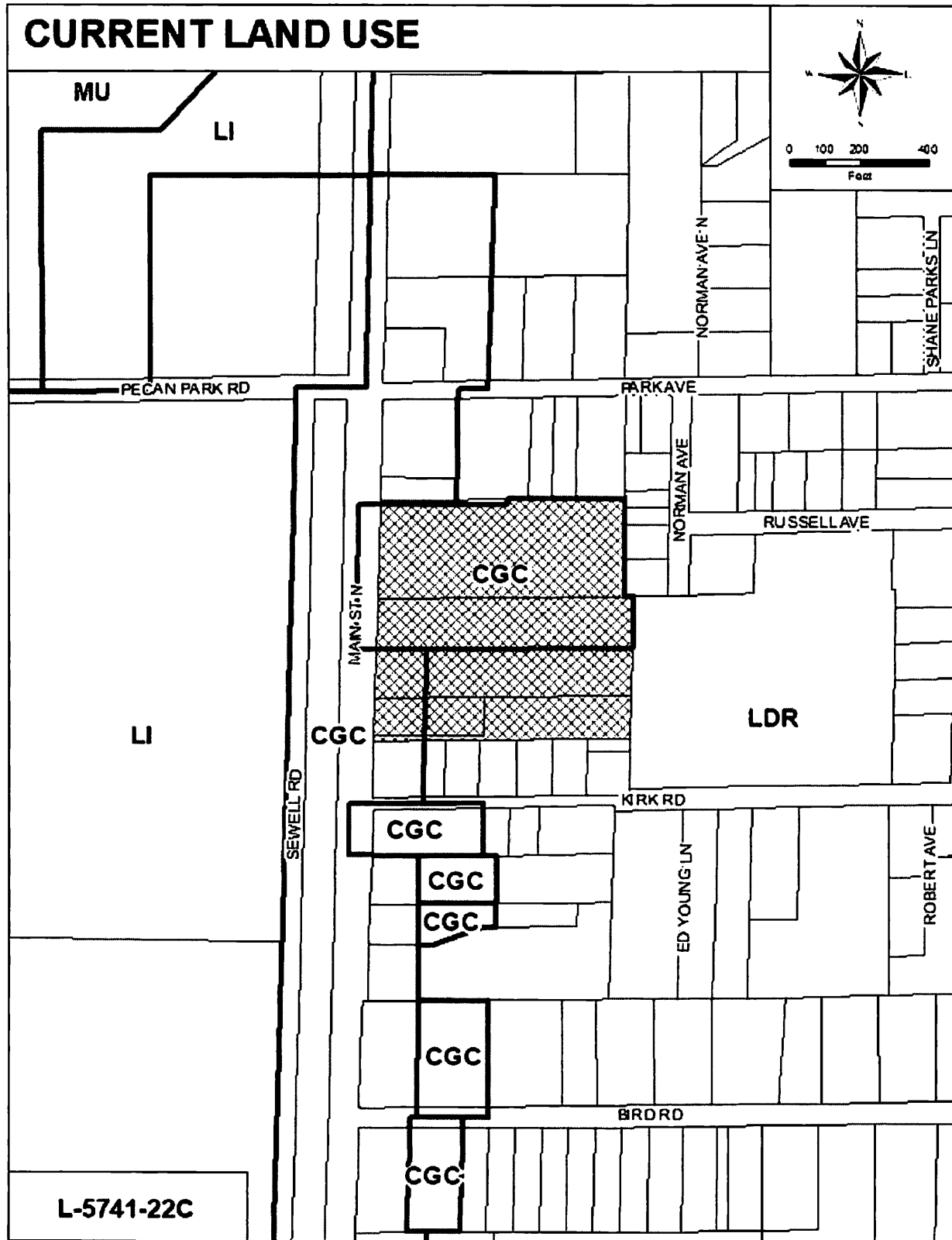
Objective: Housing Options That Provide Choices to All of Our Residents and Promote Demographic and Economic Diversity as One Way to Ensure that Our Communities are Viable and Interesting Places for the Long Term.

Policy 21: The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.



The proposed land use amendment is consistent with Policy 21 of the Regional Health Subject Area as it encourages providing more housing options in the Southwest Planning District.

Current Land Use Map



Land Utilization Map

