

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

May 4, 2023

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. 2023-168/Application No. L-5785-22C

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 **AMENDED AND APPROVED** Ordinance 2023-168 on May 4, 2023.

P&DD Recommendation AMEND/APPROVE
1. Revised Exhibit 1, legal description, dated April 21, 2023
2. Revised Exhibit 2, land use map, dated April 21, 2023
3. Reduce acreage from 8.93 acres to 6.88 acres

PC Issues: None

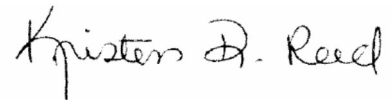
PC Vote: 6-0 AMEND/APPROVE
1. Revised Exhibit 1, legal description, dated April 21, 2023
2. Revised Exhibit 2, land use map, dated April 21, 2023
3. Reduce acreage from 8.93 acres to 6.88 acres

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

Planning Commission Report
May 4, 2023
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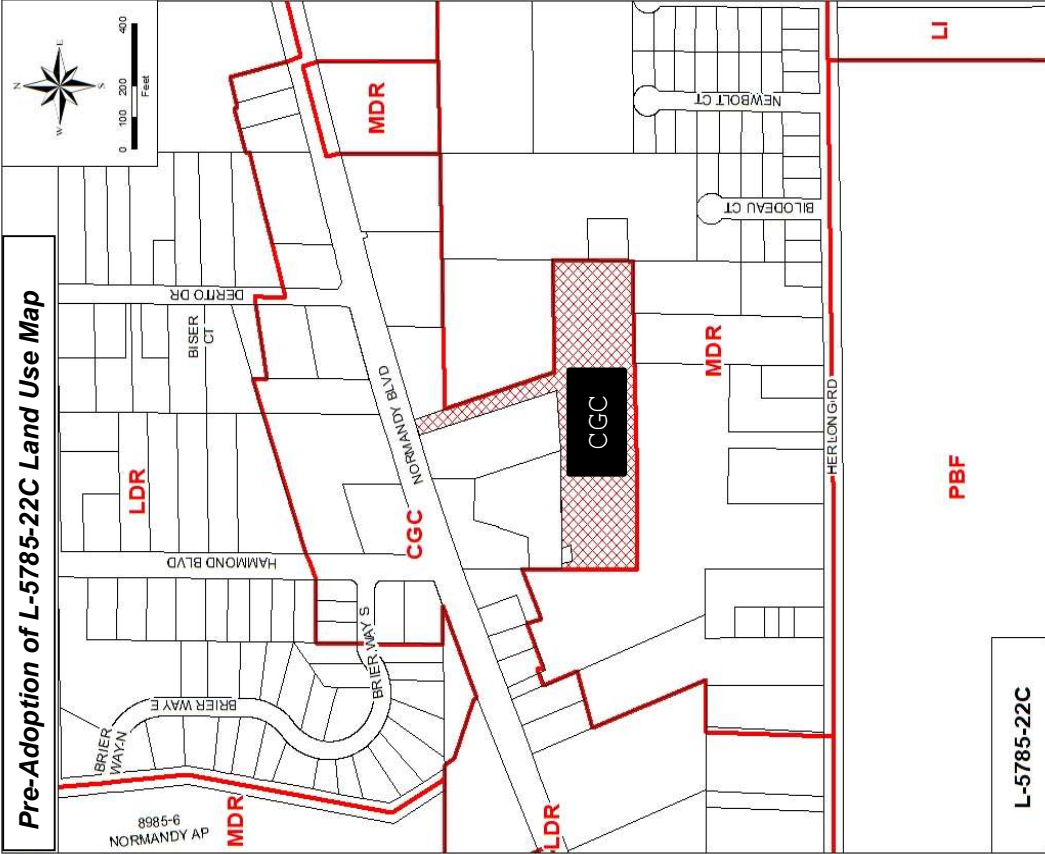
If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

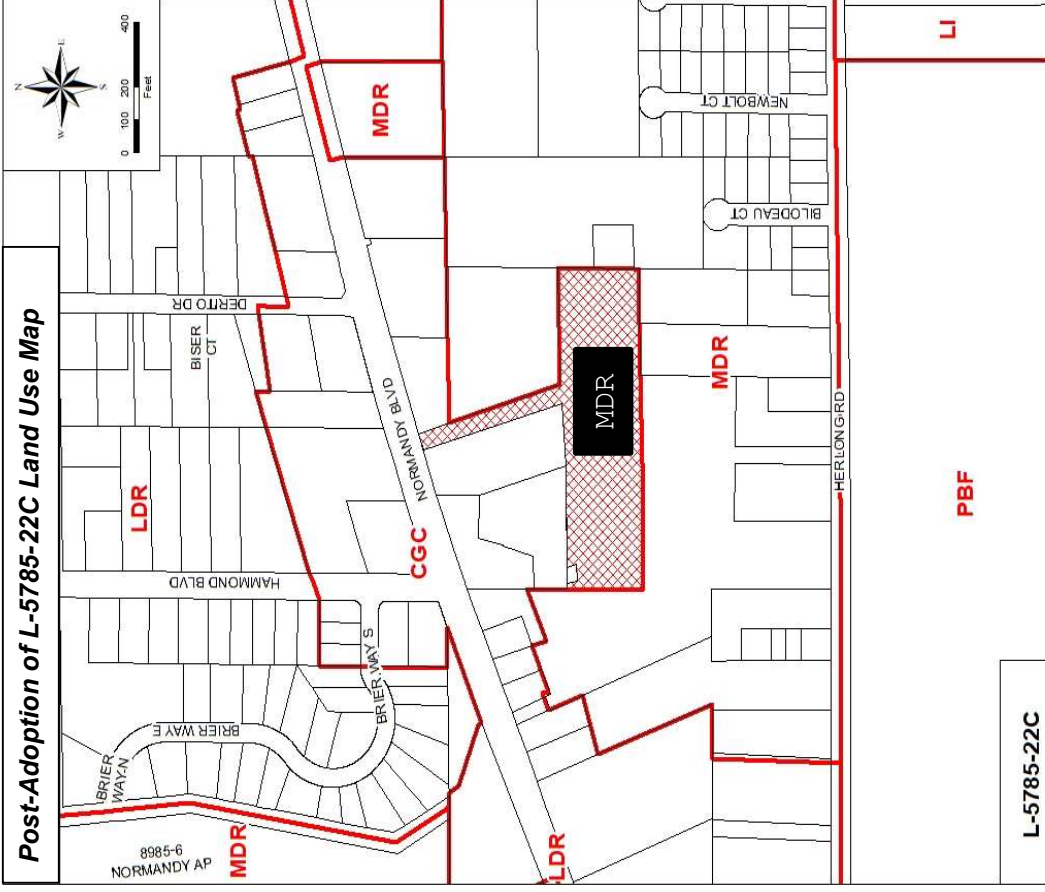
A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive style with a large initial 'K'.

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7837
KReed@coj.net

Pre-Adoption of L-5785-22C Land Use Map



Post-Adoption of L-5785-22C Land Use Map



Request for Small Scale Land Use Amendment to Future Land Use Map Series

**From: Community/General Commercial (CGC)
To: Medium Density Residential (MDR)**



Planning District: 4

Identification Number: L-5785-22C

Council District: 12

****REVISED 4.21.23** Exhibit 2 (Page 1 of 1)**

Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – April 28, 2023

Ordinance/Application No.: 2023-168 / L-5785-22C

Property Location: 8740 Normandy Boulevard, between Normandy Boulevard and Herlong Road

Real Estate Number(s): a portion of 009109 0005

Property Acreage: 8.93 acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: Steve Diebenow, Esquire

Current Land Use: Community/General Commercial (CGC)

Proposed Land Use: Medium Density Residential (MDR)

Current Zoning: Commercial/Community General – 2 (CCG-2), Residential Medium Density - A (RMD-A), and Residential Medium Density – B (RMD-B) (26.52 acres)

Proposed Zoning: Residential Medium Density – D (RMD-D) (26.52 acres)

Development Boundary: Suburban Area

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

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

BACKGROUND

The 8.93 acre subject site is located along the south side of Normandy Boulevard (SR-228) between Normandy Boulevard, a major arterial road, and Herlong Road, a collector road. The applicant is proposing a Future Land Use Map (FLUM) amendment from Community/General Commercial (CGC) to Medium Density Residential (MDR) to allow for use of the site as a multi-family residential development. The applicant is also

proposing a companion rezoning from Commercial/Community General – 2 (CCG-2), Residential Medium Density - A (RMD-A), and Residential Medium Density – B (RMD-B) to Residential Medium Density – D (RMD-D), which is pending concurrently with this application, pursuant to Ordinance 2023-169. The companion rezoning includes a larger amount of land abutting the land use amendment, which is already designated as MDR, totaling approximately 26.52 acres.

The applicant has proposed a change to this application, which includes a revised Exhibit 1 Legal Description, dated April 21, 2023. The proposed amendment would reduce the acreage of the application to 6.88 acres, removing approximately 2.05 acres from the application site. The proposed revised Exhibit 1 Legal Description and Exhibit 2 Map are included at the back of this report.

There has been one proximate land use amendment in recent years. Approximately 900 feet east of the subject site along Normandy Boulevard, Ordinance 2022-342-E amended the land use on a 2.52 acre property from CGC to MDR. Property in the MDR land use category abuts the site on the east, west, and southern boundaries.

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

North: Land Use: CGC, Low Density Residential(LDR)
Zoning: CCG-2, Commercial Office (CO), Planned Unit Development (PUD), Residential Low Density-60 (RLD-60)
Property Use: Vacant, Office, Single family residential

South: Land Use: MDR, Public Buildings and Facilities (PBF)
Zoning: RMD-B, Public Buildings and Facilities – 3 (PBF-3)
Property Use: Undeveloped, Church, Single family residential, Herlong Recreational Airport

East: Land Use: CGC, MDR
Zoning: CCG-2, RMD-B
Property Use: Commercial, Church, Single family residential

West: Land Use: CGC, MDR
Zoning: CCG-2, RMD-A, Public Buildings and Facilities-1 (PBF-1)
Property Use: Commercial, Single family, Building trades contractor

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.

Impact Assessment Baseline Review

Development Analysis		
Development Boundary	Suburban Area	
Roadway Frontage Classification / State Road	Normandy Boulevard (SR-228)	
Plans and/or Studies	Southwest Jacksonville Vision Plan	
Site Utilization	Current: Outdoor club	Proposed: Multi-family residential
Land Use / Zoning	Current: CGC / CCG-2	Proposed: MDR/RMD-D
Development Standards for Impact Assessment	Current: Scenario 1: 0.35 FAR Scenario 2: 80% residential at 15 units/acre and 20% non - residential at 0.35 FAR	Proposed: 15 DUs/ Acre
Development Potential	Current: Scenario 1: 136,146 sq. ft. Scenario 2: 107 DUs and 27,229 sq. ft.	Proposed: 133 DUs
Net Increase/Decrease in Maximum Density	<u>Scenario 1:</u> Increase of 133 DUs <u>Scenario 2:</u> Increase of 26 DUs	
Net Increase/Decrease in Potential Floor Area	<u>Scenario 1:</u> Decrease of 136,146 Sq. Ft. <u>Scenario 2:</u> Decrease of 27,229 Sq. Ft.	
Population Potential	Current: <u>Scenario 1:</u> Not applicable <u>Scenario 2:</u> 251 people	Proposed: 312 people
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	No	
Airport Environment Zone	35', 50' and Runway Protection Zone	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low. Medium, High	

Development Analysis	
Historic District	No
Coastal High Hazard Area	No
Adaptation Action Area	Yes
Groundwater Aquifer Recharge Area	0-4 inches
Wellhead Protection Zone	No
Boat Facility Siting Zone	No
Brownfield	No
Public Facilities	
Potential Roadway Impact	Scenario 1: no net new daily trips Scenario 2: no net new daily trips
Potential Public School Impact	31 new students
Water Provider	JEA
Potential Water Impact	Scenario 1: Increase of 24,448 gallons per day Scenario 2: Increase of 4,748 gallons per day
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Increase of 18,226 gallons per day Scenario 2: Increase of 3,561 gallons per day
Potential Solid Waste Impact	Scenario 1: Increase of 127 tons per year Scenario 2: increase of 24 tons per year
Drainage Basin/Sub-basin	Ortega River / Wills Branch
Recreation and Parks	Normandy Park
Mass Transit Access	JTA Route 14 stop located approximately 611 ft away, across Normandy Boulevard
Natural Features	
Elevations	67-74 feet
Land Cover	1700: Institutional 2100: Improved Pastures 2150: Field Crops 4110: Pine flatwoods 5300: Reservoirs
Soils	7 – Arents 14 – Boulogne Fine Sand 58 – Pottsburg Fine Sand 62 – Rutledge Mucky Fine Sand
Flood Zones	No
Wetlands	No
Wildlife (applicable to sites greater than 50 acres)	N/A

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant has provided a JEA Availability Letter, dated August 12, 2022, as part of the companion rezoning application. According to the letter, there are two nearby water connections, one along Herlong Road and one along Normandy Boulevard. There is one sewer connection point located along Herlong Road. Connection to the JEA sewer system will also require the design and construction of a privately owned and maintained pump station and a JEA dedicated force main.

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 8.93 acres and is accessible from Normandy Blvd (SR 228), a principle arterial facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 6. The applicant proposes to change the existing land use from Community General Commercial (CGC) 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).

Transportation Element

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 5,516 or 1,611 daily trips, depending on the scenario. If the land use is amended to allow for this proposed MDR development, this will result in 896 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. 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	136,146 SF	T = 67.52 (X) / 1000	9,193	3,677	5,516
Total Trips for Existing Scenario 1 Land Use						5,516
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	27,229 SF	T = 54.45 (X) / 1000	1,483	593	890
CGC- R	220	107 MF DUs	T = 6.74 (X)	721	0	721
Total Trips for Existing Scenario 2 Land Use						1,611
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
MDR	220	133 MF DUs	T= 6.74 (X)	896	0	896
Total Trips for Proposed Land Use						896
Scenario 1 Difference in Daily Trips						0
Scenario 2 Difference in Daily Trips						0

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

School Capacity

The 8.93 acre proposed land use map amendment has a development potential of 133 dwelling units and, 31 new students. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5785-22C Normandy Requested By: Ed "Luke" Lukacovic / Krista Fogarty Reviewed By: Shalene B. Estes Due: 3/16/2023							
Analysis based on maximum dwelling units: <u>133</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&7
Elementary	2	5,833	71%	16	69%	2,661	7,641
Middle	2	2,581	68%	6	65%	98	1,936
High	2	3,136	80%	9	82%	895	2,014
Total New Students				31			

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.

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

Public School Facilities Element

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

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

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

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

Supplemental School Information:

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

<p>Application Review Request: COJPDD: Baseline Checklist Review Proposed Name: L-5785-22C Normandy Requested By: Ed "Luke" Lukacovic / Krista Fogarty Reviewed By: Shalene B. Estes Due: 3/16/2023</p> <p>Analysis based on maximum dwelling units: <u>133</u></p>						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Normandy Village ES #221	8	16	658	489	74%	80%
Charger Academy MS #216	2	6	1438	961	67%	59%
Ed White Academy HS #248	2	9	2071	1574	76%	67%
		31				

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.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium, and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. 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.

Adaptation Action Area (AAA)

Approximately 4.9 acres of the site is located within the Adaptation Action Area (AAA) boundary (Ordinance 2021-732-E). The City of Jacksonville implemented the 2015 Peril of Flood Act (Chapter 2015-69, Laws of Florida) by establishing an Adaptation Action Area (AAA). The AAA boundary is an area that experiences coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. Ordinance 2021-732-E expands the AAA boundaries to those areas within the projected limits of the Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

Conservation/Coastal Management Element

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.

Future Land Use Element

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.

Airport Environment Zone

The site is located within the 35 foot and 50 foot Height and Hazard Zones for the Herlong Recreational Airport. Zoning will limit development to a maximum height of 35 feet and 50 feet, respectively, 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.

Additionally, a 0.33 of an acre portion of the subject site is within the Runway Protection Zone. Section 656.1004(x) defines the Runway Protection Zone (RPZ) as a trapezoidal area starting 200 feet from the existing or future runway ends at a civilian airport and extending 1,000 to 2,500 feet beyond the starting point depending on the type of aircraft and the approach visibility minimums for the runway that is intended to enhance the protection of people and property on the ground. The Federal Aviation Administration (FAA) requires the clearing of all incompatible objects and activities from this area and encourages the airport to acquire a sufficient property interest in the RPZ to control the land uses on the property to prohibit residences and places of public assembly, churches, schools, hospitals, office buildings, shopping centers and fuel storage facilities. Development will be required to comply with the provisions of Chapter 656 as it relates to development within the RPZ.

JAA reviewed the companion rezoning request and provided the statement below.

JAA Response

The parcel (#009109-0005) is located approximately 2,000 feet from the approach of Runway 25 at Herlong Recreational Airport. A portion of the parcel lies within the Runway Protection Zone (RPZ) for the future extension and upgraded approach category of Runway 25. An extension to the runway is not currently in the Jacksonville Aviation Authority's capital improvement plan and a timeline for construction is unknown. The existing RPZ for Runway 25 is within the airport's property bounds.

Per Federal Aviation Administration guidance, no structures may be present within the RPZ and most land uses are prohibited. Ensuring structures remain outside of the future RPZ, as shown, will mitigate impacts to the development if the extension and upgrade is ever constructed. The remaining portion of the parcel outside of the RPZ will be height restricted in accordance with 14 CFR Part 77 - SAFE, EFFICIENT USE, AND PRESERVATION OF THE NAVIGABLE AIRSPACE.

Aquifer Recharge

The subject site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protections. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage

systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element Aquifer Recharge Sub-Element (IE-AR)

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridian Aquifer Recharge GIS grid coverage.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 21, 2023, the required notices of public hearing signs were posted. Twenty-eight (28) 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 March 20, 2023. No members of the public attended to speak on the proposed amendment.

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.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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 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 3.1 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 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.

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 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.

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. MDR in the Suburban Development Area permits residential densities at a minimum of 7 units per acre and up to 20 units per acre.

The applicant is proposing a change from CGC to MDR to allow for multi-family development. MDR abuts a portion of the property to the south, east, and west. There are additional residential land uses located along Normandy Boulevard to the west of the subject site, as well as to the southeast of the subject site. The proposed land use designation would allow for compact development and ensure adequate land is designated for residential uses, while maintaining compatibility with the surrounding area and offering a wider mix of residential uses in the area, consistent with FLUE Goals 1 and 3, Objective 3.1, and Policies 1.1.22 and 3.1.6. Additionally, the proposed development would allow for the use of an underutilized site with access to centralized water and sewer, and mass transit, therefore, the proposed amendment is consistent with FLUE Objective 6.3.

The application indicates the intent to use centralized water and sewer services for the proposed development, consistent with FLUE Policy 1.2.9. The applicant has provided a JEA Availability Letter, dated August 12, 2022, as part of the companion rezoning application. According to the letter, there are two nearby water connections, one along Herlong Road and one along Normandy Boulevard. There is one sewer connection point located along Herlong Road. Connection to the JEA sewer system will also require the design and construction of a privately owned and maintained pump station and a JEA dedicated force main.

The proposed small-scale amendment would increase the amount of residentially designated land available to further meet the goal of meeting or exceeding the amount of residential land required to accommodate anticipated growth. Additionally, the amendment places housing opportunities near a major employment center. Thus, the proposed amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

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

The proposed amendment was filed as an amendment to the 2030 Comprehensive Plan. However, the 2045 Comprehensive Plan became effective on April 7, 2023. Staff considered changes implemented under the 2045 Comprehensive Plan and finds that the MDR land use category permits multi-family dwellings at up to 30 units per acre for sites that do not abut land in the LDR or RR land use categories and that do front along a road classified as a collector or higher on the Functional Highway Classification Map. This is an increase from the 20 units per acre permitted in the 2030 Comprehensive Plan. Therefore, staff finds that review of the amendment under the 2045 Comprehensive Plan would result in the same conclusion of consistency.

Vision Plan

The application site lies within the Southwest Vision Plan area. The property is located in the suburban zone, identified in the plan, as well as the Cedar River character area. The plan does not identify specific recommendations for the subject site. The goal of theme 1 is to strengthen existing neighborhoods and create new neighborhoods. The proposed amendment would allow for the development of a new residential neighborhood, consistent with Theme 1 of the Southwest Jacksonville Vision Plan.

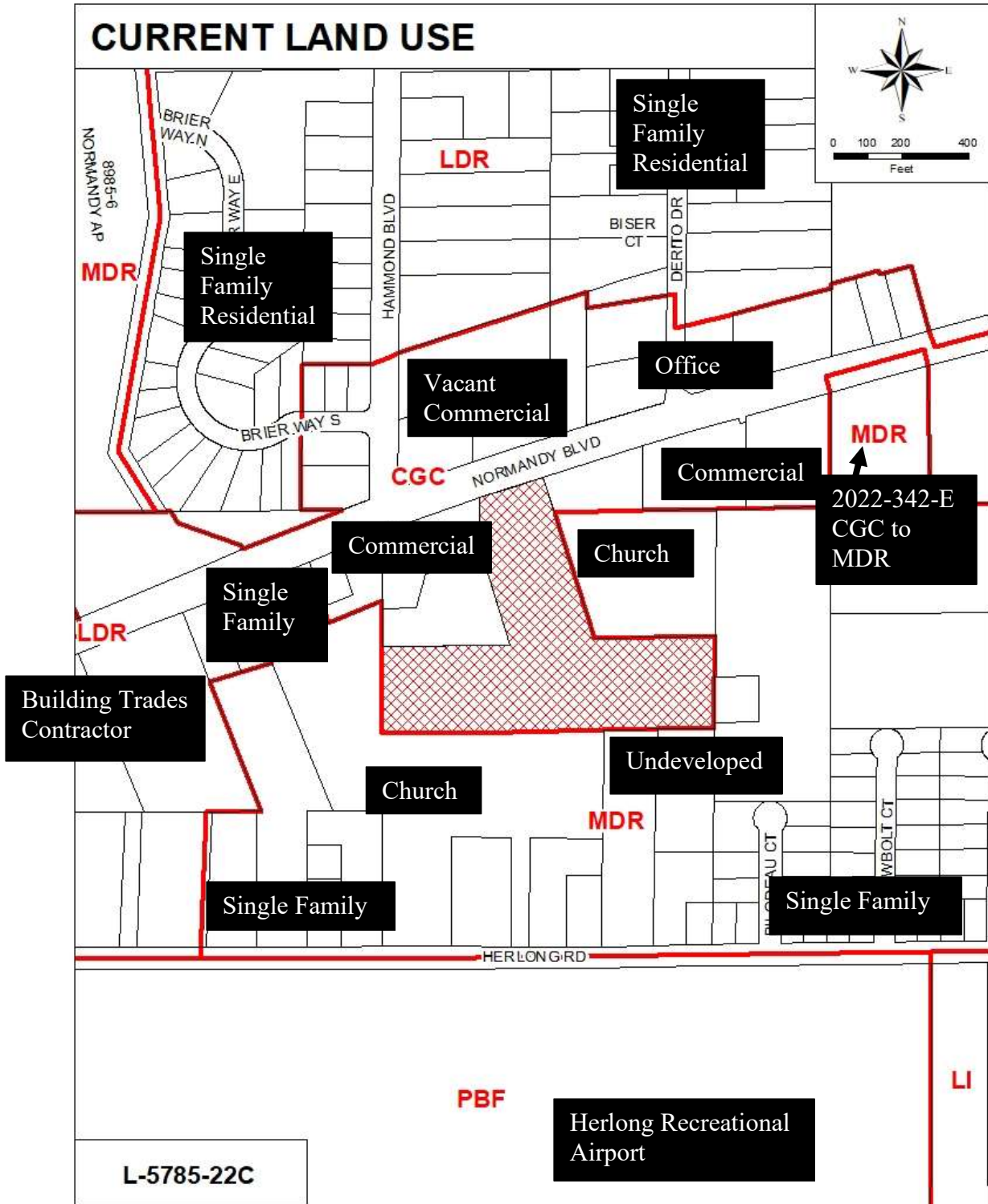
Strategic Regional Policy Plan

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.

LAND USE AMENDMENT
FIELD / LOCATION / CURRENT LAND USE MAP



Revised Exhibit 1 Legal Description Dated 4.21.23

EXHIBIT 1

LEGAL DESCRIPTION

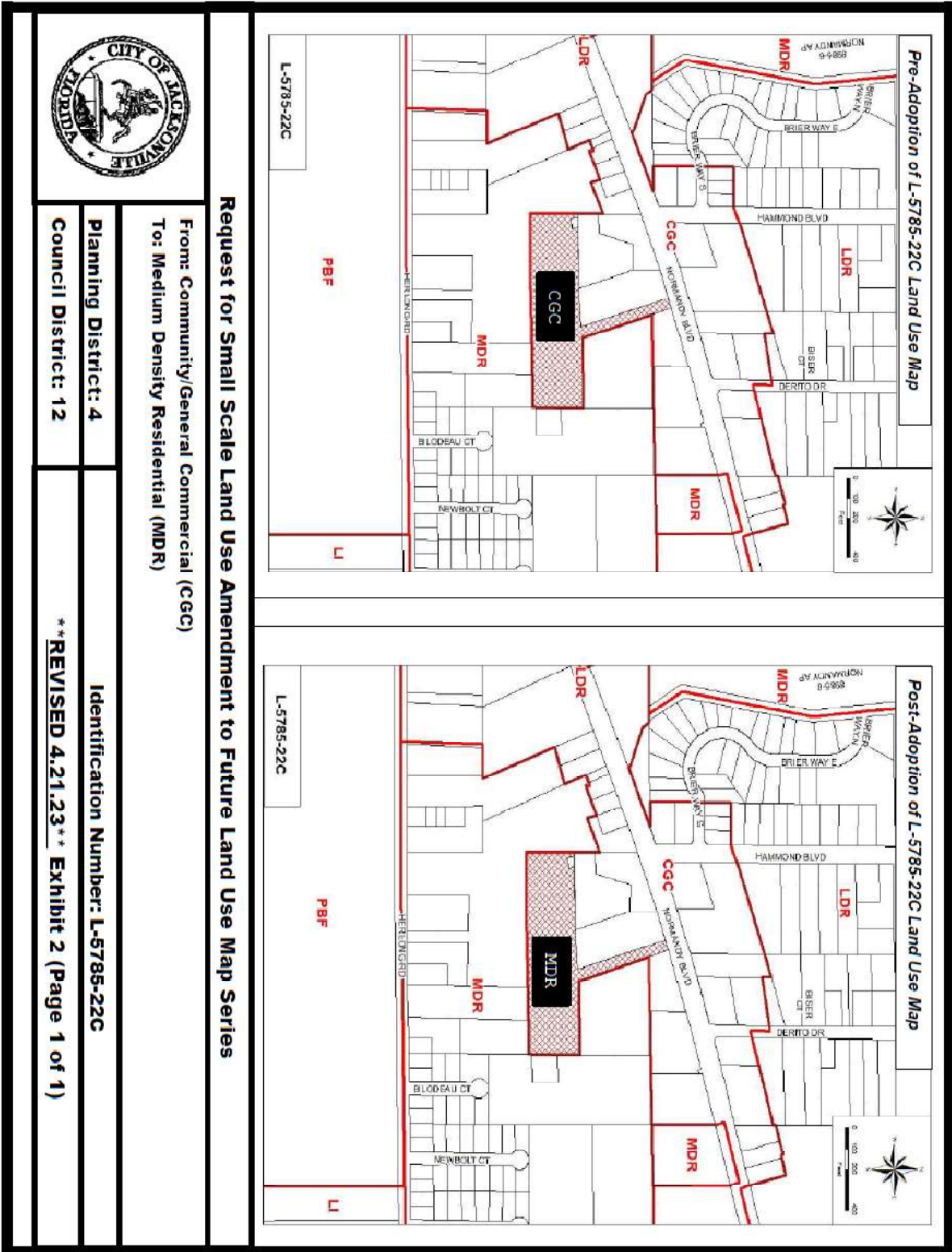
April 21, 2023

A PORTION OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEASTERLY CORNER OF LOT 30, AS SHOWN ON THE PLAT OF WESTERN ACRES, AS RECORDED IN PLAT BOOK 18, PAGE 22, OF SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 88°56'06" WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 30, A DISTANCE OF 256.71 FEET, TO THE WESTERLY LINE OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 512, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE SOUTH 17°01'26" EAST, ALONG LAST SAID LINE, 394.26 FEET, TO THE NORTHERLY LINE OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 13995, PAGE 807, OF SAID PUBLIC RECORDS; THENCE NORTH 88°36'02" EAST, ALONG LAST SAID LINE, 349.57 FEET, TO THE EASTERLY LINE OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386; THENCE SOUTH 00°39'38" WEST, ALONG LAST SAID LINE, 284.24 FEET, TO A SOUTH LINE OF LAST SAID LANDS; THENCE SOUTH 89°51'56" WEST, ALONG LAST SAID LINE AND THE WESTERLY PROLONGATION THEREOF, 992.58 FEET, TO THE WEST LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 25 EAST, SAID DUVAL COUNTY; THENCE NORTH 00°39'35" EAST, ALONG LAST SAID LINE, 262.31 FEET, TO A NORTH LINE OF SAID LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386; THENCE NORTH 88°36'02" EAST, ALONG LAST SAID LINE, 27.12 FEET; THENCE SOUTH 15°01'00" EAST, 39.98 FEET; THENCE NORTH 88°37'18" EAST, 50.00 FEET; THENCE NORTH 15°01'00" WEST, 40.00 FEET, TO AFORESAID NORTH LINE OF LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 386; THENCE NORTH 88°36'02" EAST, ALONG LAST SAID LINE, 504.15 FEET; THENCE NORTH 17°01'26" WEST, ALONG LAST SAID LINE, 501.37 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF NORMANDY BOULEVARD, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED AND THE ARC OF A CURVE LEADING EASTERLY, THENCE EASTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 11,409.16 FEET, AN ARC DISTANCE OF 60.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°12'11" EAST, 60.01 FEET, TO AFORESAID WESTERLY LINE OF THOSE LANDS, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6322, PAGE 512; THENCE SOUTH 17°01'26" EAST, ALONG LAST SAID LINE, 124.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6.88 ACRES, MORE OR LESS.

Revised Exhibit 2 Map Dated 4.21.23



Request for Small Scale Land Use Amendment to Future Land Use Map Series
From: Community/General Commercial (CGC)
To: Medium Density Residential (MDR)

Planning District: 4
Council District: 12

Identification Number: L-5785-22C
****REVISED 4.21.23** Exhibit 2 (Page 1 of 1)**