



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32203
(904) 630-CITY
www.Jacksonville.gov

November 20, 2025

The Honorable Kevin Carrico
The Honorable Joe Carlucci, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, FL 32202

RE: Planning Commission Advisory Report / Ordinance No. 2025-0800/Application No. L-5935-24C

Dear Honorable Council President Carrico, Honorable Council Member and LUZ Chairman Carlucci 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 2025-0800 on November 20, 2025.

PD Recommendation APPROVE

PC Discussion: None

PC Vote: 6-0 APPROVE

| | |
|----------------------------|--------|
| Charles Garrison, Chair | Aye |
| Moné Holder, Vice Chair | Aye |
| Michael McGowan, Secretary | Aye |
| Lamonte Carter | Aye |
| Amy Fu | Absent |
| Joshua Garrison | Aye |
| Dorothy Gillette | Aye |
| Ali Marar | Absent |
| D.R. Repass | Absent |

Planning Commission Report
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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 cursive script that reads "Susan Kelly".

Susan Kelly, AICP
Chief of Community Planning
City of Jacksonville Planning Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7837
KSusan@coj.net

Report of the Jacksonville Planning Department

Small-Scale Future Land Use Map Amendment – November 14, 2025

Ordinance/Application No.: 2025-800 / L-5935-24C

Property Location: 5925 Luella Street

Real Estate Number(s): 135428 0000

Property Acreage: 0.55 of an acre

Planning District: District 3, Southeast

City Council District: District 5

Applicant: Curtis Hart

Current Land Use: Residential-Professional-Institutional (RPI)

Proposed Land Use: Community / General Commercial (CGC)

Current Zoning: Commercial Office (CO)

Proposed Zoning: Commercial Community / General – 1 (CCG-1)

Development Area: Urban Development Area

RECOMMENDATION: **Approve**

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Property is adjacent to CGC, the proposed land use change from RPI to CGC would be compatible with the surrounding area.

BACKGROUND

The 0.55 of an acre subject site is on Luella Street, one parcel west of University Boulevard South (SR-109), a minor arterial roadway, between Cruz and Luella Street, both local roads. The site is located within the Southeast Planning District (District 3), Council District 5, and the Urban Development Area. Pending concurrently with this application is a companion application to change the zoning district from CO to CCG-1, pursuant to Ordinance 2025-801.

The subject site currently contains vehicles and cargo containers. There have not been many land use changes in the area in recent years. One parcel south of the site was changed to CGC, pursuant to Ordinance 2003-1179, and one parcel further south was changed to RPI, pursuant to Ordinance 2000-1153.

There are single and multi-family residential uses proximate to the site and commercial uses entirely surrounding the site. Other uses in the surrounding area include a hospital and physical rehabilitation facility, offices, including numerous medical offices, and a mix of commercial uses.

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

North: Land Use: Community / General Commercial (CGC) and Residential-Professional-Institutional (RPI)

Zoning: Residential Medium Density-D (RMD-D) and Commercial Community / General – 1 (CCG-1)

Property Use: Multi-family, Medical Facilities and Commercial

South: Land Use: CGC, RPI and Low Density Residential (LDR)

Zoning: Planned Unit Development (PUD, 2003-1180-E), PUD (2000-1154-E), CCG-1, and Commercial, Residential, and Office (CRO)

Property Use: Vacant commercial, Single-family residences, Offices, Pharmacy, and Medical Offices

East: Land Use: CGC and Public Buildings and Facilities (PBF)

Zoning: CCG-1, Public Buildings and Facilities – 2 (PBF-2) and PBF-3

Property Use: Fast food, Hospital and Physical Rehabilitation Center

West: Land Use: RPI and Medium Density Residential (MDR)

Zoning: Commercial Office (CO), Residential Medium Density – A (RMD-A), and PUD (2014-99-E)

Property Use: Commercial and Single-family residences

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 potential as shown in this section.

| Development Analysis | | 0.55 Acres / 23,958 sq. ft. |
|--|---|------------------------------------|
| Development Boundary | Urban Development Area | |
| Roadway Frontage Classification / State Road | Luella St. – Unclassified Roadway | |
| Plans and/or Studies | Southeast Vision Plan | |
| Site Utilization | Current: Cars and storage containers | Proposed: CGC uses |
| Land Use / Zoning | Current: RPI / CO | Proposed: CGC / CCG-1 |

| Development Analysis | | 0.55 Acres / 23,958 sq. ft. | |
|--|--|---|--|
| Development Standards for Impact Assessment | Current: Scenario 1: 0.5 FAR Scenario 2: 23 DU/Acre | Proposed: Scenario 1: 0.35 FAR Scenario 2: 30 DU/Acre | |
| Development Potential | Current: Scenario 1: 11,979 sq. ft. Scenario 2: 12 DU | Proposed: Scenario 1: 8,385 sq. ft. Scenario 2: 16 DU | |
| Net Increase or Decrease in Maximum Density | Scenario 1: N/A Scenario 2: Increase of 4 DU | | |
| Net Increase or Decrease in Potential Floor Area | Scenario 1: Decrease of 3,594 sq. ft. Scenario 2: N/A | | |
| Population Potential | Current: Scenario 1: N/A Scenario 2: 28 People | Proposed: Scenario 1: N/A Scenario 2: 37 People | |
| Special Designation Areas | | | |
| Aquatic Preserve | No | | |
| Evacuation Zone | No | | |
| Airport Environment Zone | 500' Height Restriction Zone for NAS Jacksonville | | |
| Industrial Preservation Area | No | | |
| Cultural Resources | None | | |
| Archaeological Sensitivity | High | | |
| Historic District | No | | |
| Coastal High Hazard | No | | |
| Adaptation Action Area | No | | |
| Groundwater Aquifer Recharge Area | Discharge | | |
| Wellhead Protection Zone | No | | |
| Boat Facility Siting Zone | No | | |
| Brownfield | No | | |
| Public Facilities | | | |
| Potential Roadway Impact | Scenario 1: 363 net new daily trips Scenario 2: 17 net new daily trips | | |
| Potential Public School Impact | De Minimus | | |
| Water Provider | JEA | | |
| Potential Water Impact | Scenario 1: Decrease of 421 gpd Scenario 2: Increase of 940 gpd | | |
| Sewer Provider | JEA | | |
| Potential Sewer Impact | Scenario 1: Decrease of 316 gpd Scenario 2: Increase of 705 gpd | | |
| Potential Solid Waste Impact | Scenario 1: Decrease of 5.75 tons per year Scenario 2: Increase of 10.4 tons per year | | |

| Development Analysis | | 0.55 Acres / 23,958 sq. ft. |
|--|--|-----------------------------|
| Drainage Basin/Sub-basin | Arlington River / Little Pottsburg Creek | |
| Recreation and Parks | Fletcher Morgan Park | |
| Mass Transit Access | Route 50 (University Blvd) and Route 8 (Beach Blvd) | |
| Natural Features | | |
| Elevations | 19' to 23' | |
| Land Cover | 1200: Residential, medium density - 2-5 dwelling units/acre 1400: Commercial and services | |
| Soils | 73: Urban Land – Mascotte-Sapelo complex, 0-2% slopes | |
| 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 that the site will be served by central sewage and potable water from JEA. While the applicant has not provided a JEA letter of availability, review of the City's Infrastructure Map (available at: <https://jaxgis.coj.net/Infrastructure/#>, accessed 11/4/2025) indicates there is a water main on the Luella Street right of way and a sewer main that serves the neighboring property at the corner of Luella Street and University Boulevard South, which the site owner could potentially connect to. Full details would be provided in a letter of availability.

Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services.

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or

wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 1/2 acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections to the JEA Collection Systems available within a five (5) year period.

TRANSPORTATION

The subject site comprises approximately 0.55 acres and is located at 5925 Luella Street, a local roadway, east of University Boulevard, a minor arterial roadway. The property lies within the Urban Area and Mobility Zone 8. The applicant is requesting a land use amendment to change the designation from Residential/Professional/Institutional (RPI) to Community/General Commercial (CGC) to allow for a broader range of commercial uses.

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with the 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

Objective 2.4 The City shall plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

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.

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 existing RPI designation and the proposed CGC designation, illustrating the potential transportation impacts on the roadway network.

Summary of Scenarios

Under the current RPI designation, the site would generate approximately 94 and 54 daily trips, depending on the scenario. If amended to CGC, two potential development scenarios were evaluated:

Scenario 1 (ITE 822 – Strip Retail Plaza, Less Than 40K): Estimated 8,385 square feet of commercial use could generate approximately 457 daily trips, representing a net increase of 363 daily trips.

Scenario 2 (ITE 221 – Multifamily Housing, Mid-Rise): Estimated 16 dwelling units could generate approximately 71 daily trips, representing an increase of 17 daily trips.

These scenarios illustrate the potential range of transportation impacts depending on the ultimate development under the CGC designation.

Transportation Analysis

Based on the ITE Trip Generation Manual, the proposed amendment could generate between 17 and 363 net new daily trips compared to the existing land use designation.

Transportation Planning Division Recommendation

The Transportation Planning Division recommends ongoing coordination with the City of Jacksonville Traffic Engineer to determine whether a traffic operational analysis will be required to evaluate potential site-specific impacts.

Table A

| Land Use Scenario | ITE Land Use Code | Potential Units / SF | Estimation Method | Daily Trips |
|---|--------------------------|-----------------------------|--------------------------|--------------------|
| Current Land Use (RPI – Scenario 1) | 710 | 11,979 SF | $T = 7.83(X) / 1000$ | 94 |
| <i>Total Trips – Existing Land Use (Scenario 1)</i> | | | | <i>94</i> |
| Current Land Use (RPI – Scenario 2) | 221 | 12 DUs | $T = 4.46(X)$ | 54 |
| <i>Total Trips – Existing Land Use (Scenario 2)</i> | | | | <i>54</i> |
| Proposed Land Use (CGC – Scenario 1) | 822 | 8,385 SF | $T = 54.45(X) / 1000$ | 457 |
| <i>Total Trips – Proposed Land Use (Scenario 1)</i> | | | | <i>457</i> |
| Proposed Land Use (CGC – Scenario 2) | 221 | 16 DUs | $T = 4.46(X)$ | 71 |
| <i>Total Trips – Proposed Land Use (Scenario 2)</i> | | | | <i>71</i> |

| Land Use Scenario | ITE Land Use Code | Potential Units / SF | Estimation Method | Daily Trips |
|--------------------------------------|-------------------|----------------------|-------------------|-------------|
| Scenario 1 Difference in Daily Trips | | | | 363 |
| Scenario 2 Difference in Daily Trips | | | | 17 |

SCHOOL CAPACITY

While the proposed amendment includes a residential component, the site would generate 20 residential units or less. Therefore, the proposed development will have a de minimis impact on school capacity.

AIRPORT HEIGHT AND HAZARD ZONE

The site is located within the 500' Height and Hazard Zone for Jacksonville Naval Air Station. Zoning will limit development to a maximum height of 500 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 safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

ARCHAEOLOGICAL SENSITIVITY

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of 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. 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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

PROCEDURAL COMPLIANCE

Based upon submittal of the sign posting affidavit as well as a site visit, staff confirmed the required notice of public hearing signs were posted on October 27, 2025. Twenty-two (22) 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 November 3, 2025. No members of the public attended to voice opinions on the application or ask questions.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Urban Area (UA): The UA is the second tier Development Area and generally corresponds with the densely developed portions of the City that have been in residential or with employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the Urban Priority Area (UPA), the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is 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, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation. |
| Objective 1.1 | Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination. |
| Policy 1.1.21 | <p>Rezoning and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:</p> <ul style="list-style-type: none"> A. Foster vibrant, viable communities and economic development opportunities; B. Address outdated development patterns; and/or C. Provide 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. <p>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.</p> |
| 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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.2 Promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.

Policy 3.2.6 The City shall apply the locational criteria in the land use categories and the operative provisions of this element when reviewing

commercial and industrial development and redevelopment for consistency with the character of the areas served, the availability of public facilities, and market demands.

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), Residential Professional Institutional (RPI) is a category primarily intended to accommodate medium to high density residential, office, and institutional uses. RPI in the Urban Area is intended to provide compact medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. The maximum gross density within the Urban Area is 30 units / acre, except as provided elsewhere in the Comprehensive Plan.

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 40 units per acre in the Urban Area. Single-use multi-family development is permitted when 50 percent or more of the contiguous

CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

CGC in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential use is encouraged to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as a collector or higher on the Functional Highway Classification Map.

The subject site is in a transition area between the medical, office, and commercial uses on University Boulevard South, to the north, east, and south and the residential uses to the west. RPI and the MDR designation past the RPI designated area that abuts the site on the west ensures transition to residential neighborhoods. The proposed amendment is a logical extension of the abutting CGC land use designation and it will result in a uniform land use along an established commercial corridor. The proposed amendment to CGC results in a compact and compatible development pattern as CGC surrounds the subject site to the north, east, and west. Therefore, the amendment is consistent with FLUE Goal 1, Goal 3, Objective 1.1, and Policy 3.2.6

The proposed amendment to CGC would allow for the development of underutilized property for additional commercial and retail space within the Southeast Planning District. Additionally, the proposed land use designation would compliment the character of the existing corridor as well as enhance the viability of the adjacent non-residential uses. This amendment would follow the current trend in the area of providing the neighborhood with a mix of uses, including retail stores, offices, medical centers, and multi- and single-family dwellings. Therefore, the amendment is consistent with FLUE Goal 3, Objective 3.2, and Policies 1.1.21 and 1.1.22

Consistent with FLUE Policy 1.2.8, the applicant has provided that the site will be served by central sewage and potable water from JEA. While the applicant has not provided a JEA letter of availability, review of the City's Infrastructure Map (available at: <https://jaxgis.coj.net/Infrastructure/#>, accessed 11/4/2025) indicates there is a water main on the Luella Street right of way and a sewer main that serves the neighboring property at the corner of Luella Street and University Boulevard South, which the site owner could potentially connect to. Full details would be provided in a letter of availability. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services.

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.

Southeast Vision Plan (2010)

The subject site is located within the boundaries of the Southeast Jacksonville Vision Plan (2010) and is in the northwest corner of the vision plan boundaries. The Plan encourages infill and redevelopment in Traditional Building Areas to prevent urban sprawl and revitalize old neighborhoods, making this site a desired location for development.

Subprincipal 2.2.2 — Encourage redevelopment of existing commercial and industrial sites in need of redevelopment, i.e., vacant, blighted partially razed, by providing incentives.

The CGC category allows for a mix of commercial, retail, and multi-family residential uses that support and strengthen neighborhoods. The proposed land use amendment will provide additional commercial options and enhance the character of the area and is therefore consistent with the Southeast Vision Plan.

Strategic Regional Policy Plan

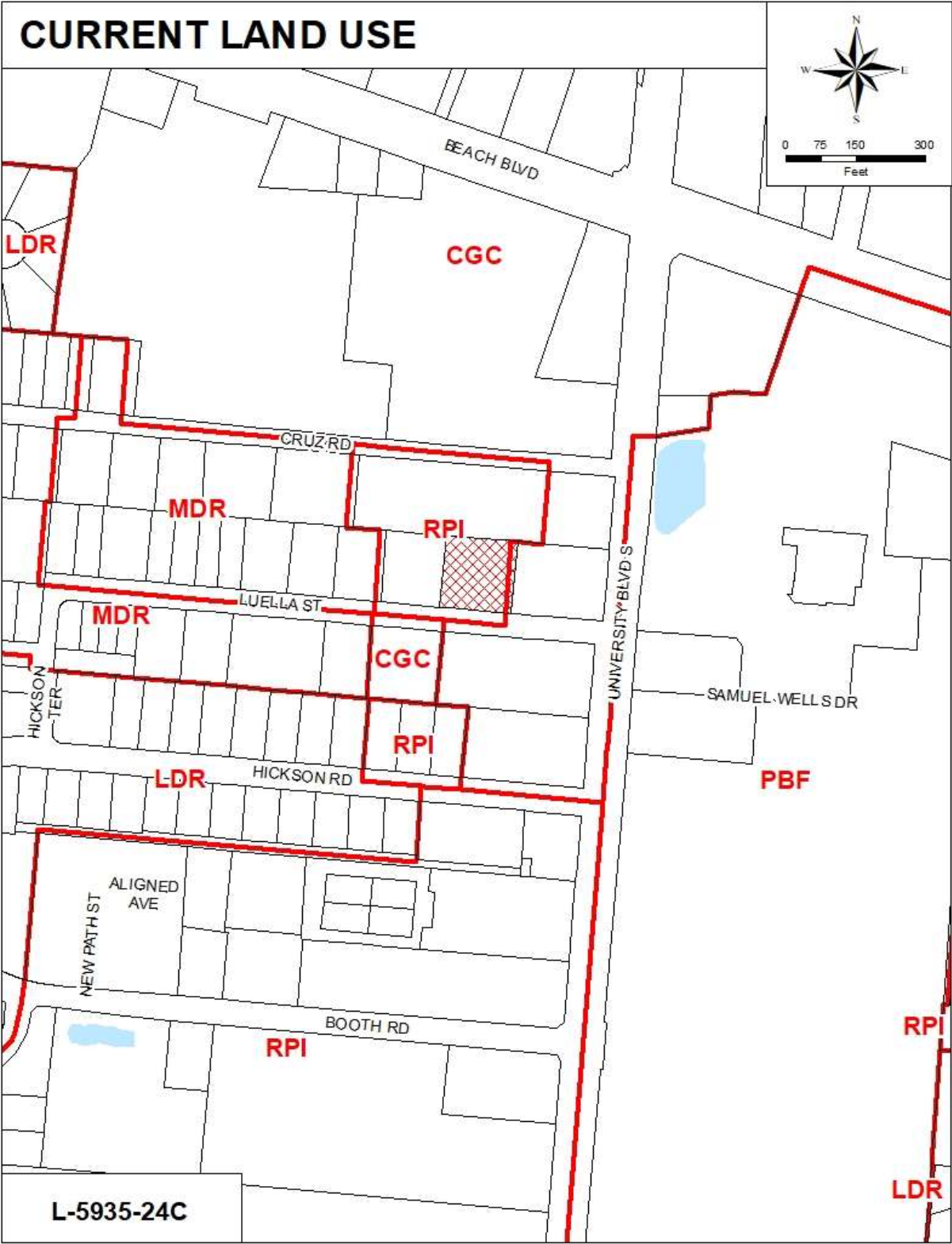
The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

Policy 4: The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

- Infill and redevelopment.

The proposed amendment would allow for the infill development of a property, within the Urban Area, consistent with Policy 4 of the Strategic Regional Policy Plan.

CURRENT LAND USE MAP



LAND UTILIZATION MAP

