

City of Jacksonville, Florida

Lenny Curry, Mayor

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Jacksonville, FL 32202
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January 20, 2022

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2021-867/Application No. L-5633-21A

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairman Diamond 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 2021-867 on January 20, 2022.

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

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

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

Sincerely,

Kristen D. Reed

Kristen D. Reed, AICP
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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – January 14, 2022

Ordinance/Application No.: 2021-867 / L-5633-21C

Property Location: 0 South Chaffee Road, 0 Brannan Field Chaffee Road, and 0 103rd Street, between 103rd Street and Samaritan Way

Real Estate Number(s): 012899-0010, 012900-0410, 012900-0600, 012906-0050, 012906-0060, and 012912-0010

Property Acreage: 22.83 acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: Cyndy Trimmer, Esquire

Current Land Use: Community/General Commercial (CGC)

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

Current Zoning: Commercial/Community General-1 (CCG-1)

Proposed Zoning: Commercial Residential Office (CRO)

Development Boundary: Suburban Area

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

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

BACKGROUND

The 22.83 acre subject site is located along the south side of Chaffee Road South and Samaritan Way, both unclassified roads. The site is just northeast of the intersection of 103rd Street and Cecil Commerce Center Parkway. The subject site is presently undeveloped. The applicant is proposing a Future Land Use Map (FLUM) amendment from Community/General Commercial (CGC) to Residential-Professional-Institutional (RPI) to allow for the development of a multi-family residential complex. The applicant is

also proposing a companion rezoning from Commercial/Community General-1 (CCG-1) to Commercial Residential Office (CRO) which is pending concurrently with this amendment, pursuant to Ordinance 2021-868.

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

North: Land Use: CGC, LDR
 Zoning: PUD, PBF-2
 Property Use: Undeveloped, Single family, Private school

South: Land Use: LDR,CGC
 Zoning: CCG-1, CCG-2, CO, PUD, RR-Acre
 Property Use: Single family, Commercial, Undeveloped

East: Land Use: CGC
 Zoning: PUD, CCG-1, CCG-2
 Property Use: Commercial, Undeveloped

West: Land Use: CGC, BP
 Zoning: IBP, CCG-1, CCG-2
 Property Use: Undeveloped

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		
Suburban Area	Suburban Area	
Chaffee Road S, Samaritan Way - Unclassified	Chaffee Road S, Samaritan Way - Unclassified	
Southwest Jacksonville Vision Plan	Southwest Jacksonville Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: Multi-family residential
Land Use / Zoning	Current: CGC/CCG-1	Proposed: RPI/CRO

Development Analysis		
Development Standards for Impact Assessment	Current: Scenario 1: 100% non-residential 0.35 FAR Scenario 2: 20% non-residential at 0.35 FAR 80% residential at 15 DU/acre	Proposed: Scenario 1: 100% non-residential 0.5 FAR Scenario 2: 10% non-residential at 0.5 FAR 90% residential at 15 DU/acre
Development Potential	Current: Scenario 1: 348,066 Sq. ft. Scenario 2: 69,613 Sq. Ft. And 273 DUs	Proposed: Scenario 1: 497,237 Sq. Ft. Scenario 2: 49,723 Sq. Ft. And 308 DUs
Net Increase/Decrease in Maximum Density	<u>Scenario 1:</u> Not applicable <u>Scenario 2:</u> Increase of 35 DUs	
Net Increase/Decrease in Potential Floor Area	<u>Scenario 1:</u> Increase of 149,171 Sq. Ft. <u>Scenario 2:</u> Decrease of 19,890 Sq. Ft.	
Population Potential	Current: <u>Scenario 1:</u> 0 people <u>Scenario 2:</u> 641 people	Proposed: <u>Scenario 1:</u> 0 people <u>Scenario 2:</u> 723 people
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Airport Environment Zone	150' Height and Hazard Zone for Herlong Recreational Airport and Cecil Field	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low	
Historic District	No	
Coastal High Hazard/Adaptation Action Area	No	
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	Scenario 1: not applicable Scenario 2: 75 new students	
Water Provider	JEA	
Potential Water Impact	Scenario 1: increase of 17,491 gallons per day Scenario 2: increase of 8,233 gallons per day	

Development Analysis	
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: increase of 13,118 gallons per day Scenario 2: increase of 6,175 gallons per day
Potential Solid Waste Impact	Scenario 1: Increase of 238 tons per year Scenario 2: Increase of 59 tons per year
Drainage Basin/Sub-basin	Sal Taylor Creek / Ortega River
Recreation and Parks	Bent Creek Golf Course
Mass Transit Access	No
Natural Features	
Elevations	81-86 feet
Land Cover	4110: Pine Flatwoods 4340: Upland Mixed Coniferous/hardwood
Soils	14: Boulogne fine sand 22: Evergreen Wesconnett complex 32: Leon Fine Sand
Flood Zones	No
Wetlands	6460: Mixed Scrub-shrub wetlands 6170: Mixed Wetland Hardwoods
Wildlife (applicable to sites greater than 50 acres)	Not applicable

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).

According to data obtained from the City's GIS Infrastructure Map, the nearest water main to the proposed amendment is located in the Samaritan Way/Chaffee Road South right of way, across the street to the north of the subject site. The nearest sewer mains are located along Sherman Hills Parkway, across Chaffee Road South/Samaritan Way, and along 103rd Street, approximately 125 feet south of the subject site. The subject site will be required to connect to the centralized water and sewer service, per Future Land Use Element (FLUE) Policy 1.2.9.

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 22.83 acres and is accessible from Samaritan Way, an unclassified 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 Residential Professional Institutional (RPI).

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. If the land use is amended to allow for this RPI development, this will result in zero net new daily trips, when compared to the existing land use.

Transportation Planning Division RECOMMENDS the following:

As shown in Table A, the trip generation comparison between the current and proposed comprehensive plan land uses will result in zero net new trips on the roadway network. Since the subject site is an existing green field, it currently has zero traffic impacts and therefore the Transportation Planning Division recommends ongoing coordinating efforts with 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	348,066 SF	T = 37.01 (X) / 1000	12,808	2,946	9,862
				Total Trips for Existing Scenario 1 Land Use		9,862
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	69,613 SF	T = 94.49 (X) / 1000	6,578	2,631	3,947
CGC- R	220	273 MF DUs	T = 6.74 (X)	1,840	0	1,840
				Total Trips for Existing Scenario 2 Land Use		5,787
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RPI	710	497,237 SF	T= 10.84 (X) / 1000	5,390	0	5,390
				Total Trips for Proposed Scenario 1 Land Use		5,390
Proposed Land Use	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RPI- N	710	49,723 SF	T= 10.84 (X) / 1000	534	0	534
RPI- R	220	308 MF DUs	T= 6.74 (X)	2,076	0	2,076
				Total Trips for Proposed Scenario 2 Land Use		2,610
				Scenario 1 Net New Daily Trips		0
				Scenario 2 Net New Daily Trips		0

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

School Capacity

The 22.83 acre proposed land use map amendment has a development potential under scenario 2 of 308 dwelling units and 75 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:

- **Elementary School**
 - Concurrency Service Area (CSA) 8
 - 2021/2022 enrollment: 5,659
 - Current utilization: 78%
 - New student development from amendment: 38
 - 5-year utilization: 85%
 - Available seats in CSA 8: 2,320
 - Available seats in adjacent CSA(s): 1 and 2 is 10,485

- **Middle School**
 - CSA 7
 - 2021/2022 enrollment: 1,109
 - Current utilization: 67%
 - New student development from amendment: 15
 - 5-year utilization: 68%
 - Available seats in CSA 7: 687
 - Available seats in adjacent CSA(s): 1 and 2 is 870

- **High School**
 - CSA 8
 - 2021/2022 enrollment: 2,633
 - Current utilization: 87%
 - New student development from amendment: 22
 - 5-year utilization: 64%
 - Available seats in CSA 8: 353
 - Available seats in adjacent CSA(s): 1 and 2 is 2,118

The analysis of the proposed residential development does not reveal any deficiency for 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

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.

- **Westview K8 Elementary School**
 - CSA 8
 - Amendment student generation: 38
 - School Capacity including permanent spaces and portables: 1,498
 - Current enrollment 20 day count for 2021/2022: 1,303
 - Percent Occupied: 87%
 - 4-year projection: 87%

- **Westview K8 Middle School**
 - CSA 8
 - Amendment student generation: 15
 - School Capacity including permanent spaces and portables: 1,498
 - Current enrollment 20 day count for 2021/2022: 1,303
 - Percent Occupied: 87%
 - 4-year projection: 87%

- Edward White Academy High School
 - CSA 2
 - Amendment student generation: 22
 - School Capacity including permanent spaces and portables: 2,071
 - Current enrollment 20 day count for 2021/2022: 1,512
 - Percent Occupied: 73%
 - 4-year projection: 73%

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.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Herlong Recreational Airport and Cecil Field. 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 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.

Due to the close proximity to the airports, JAA was provided a copy of this application. JAA send back the response below. A copy of JAA's response has been forwarded to the applicant.

JAA Response

The development site is located near Cecil Airport. The site does not lie within published noise contours, however, the area may be experience aircraft noise. The Federal Aviation Administration requires all airports to protect approach, departure, and circling airspace up to five miles from the air operations area including mitigating potential wildlife attractants. Guidance is provided in Advisory Circular 150/5200-33C *Hazardous Wildlife Attractants on or near Airports*. Stormwater and/or aesthetic ponds are known to attract birds. It is recommended in the Advisory Circular that stormwater detention be designed

with a maximum 48-hour detention period. Other best practices to reduce wildlife attractants are listed below:

- Keep all trash contained in a proper place
- Eliminate the use of any fruit or berry producing vegetation in landscaping
- Eliminate the use of water features (fountains, ponds, etc.) for aesthetic value
- Do not feed the wildlife (e.g. bird seed, cat food, etc.)
- Report significant wildlife observations to JAA

The listed parcels do fall into the horizontal surface which requires building height to be no more than 235.1 MSL. Prior to construction, please submit a 7460-1 Notice of Proposed Construction through the FAA's website at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> prior to construction. The FAA will conduct an airspace analysis to determine if the final structures or construction activities, such as the use of a crane, will interfere with flight operations. A Notice to Airmen may be required during construction.

Aquifer Recharge

The 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.

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 is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 2.94 Acres

General Location(s): Two areas, one is the southern portion of the subject site, near the 103rd Street and Cecil Commerce Center Parkway interchange and the other is in the eastern side of the property, along Samaritan Way.

Quality/Functional Value: The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.

Soil Types/ Characteristics: (22) Evergreen-Wesconnett Complex- The Evergreen series and Wesconnett series are both nearly level poorly drained soils formed in thick sandy marine sediments. The Evergreen soils were also formed in decomposed organic materials. Generally the high water table is at or above the surface for very long periods.

Wetland Category: Category III

Consistency of Permitted Uses: Residential uses are permitted subject to compliance with CCME Policies 4.1.3 and 4.1.6.

Environmental Resource Permit (ERP): Not provided by applicant

Wetlands Impact: Insufficient information to determine impacts

Associated Impacts: None

Relevant Policies:
Conservation/Coastal Management Element (CCME)
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:

- (a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) 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
- (c) 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
- (d) 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
- (e) Septic tanks
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
- (f) 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.

Future Land Use Element

Policy 4.1.10

The City hereby incorporates Map L-5 that depicts Salt Water Marshes, Riverine/Estuarine Wetlands and All Other Wetlands. Notwithstanding the permitted land uses according to the Future Land Use Map series (FLUMs), the permitted land uses within such areas shall be limited to the permitted land uses and associated standards of Objectives 4.1, 4.2, 4.3 and 5.1 and related policies of the Conservation/Coastal Management Element.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on January 3, 2022, the required notices of public hearing signs were posted. Forty-five (45) 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 January 3, 2022. 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.

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 1.1.5 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 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

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.

Recreation and Open Space Element (ROSE)

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

Policy 2.2.5 All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

Property Rights Element

- 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.

Residential Professional Institutional (RPI) in the Suburban Area is a category intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Plan amendment requests for RPI are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family dwellings are a principal use within the RPI category. Single-use developments within the RPI category are limited to residential or office uses. Single-use residential developments shall be pursuant to the requirements of the Medium Density Residential (MDR) land use category. The MDR land use category allows residential development at densities between 7 and 20 dwelling units per acre.

According to data obtained from the City's GIS Infrastructure Map, the nearest water main to the proposed amendment is located in the Samaritan Way/Chaffee Road South right

of way, across the street to the north of the subject site. The nearest sewer mains are located along Sherman Hills Parkway, across Chaffee Road South/Samaritan Way, and along 103rd Street, approximately 125 feet south of the subject site. The subject site will be required to connect to the centralized water and sewer service, per Future Land Use Element (FLUE) Policy 1.2.9.

The area surrounding the subject site to the north is a single family residential neighborhood. The proposed amendment to RPI would allow for use of the site as a multi-family residential development. Thus, the proposed amendment would allow for the development of additional housing stock to meet the needs of future residents and would provide a wider variety of housing choices in the area, consistent with FLUE Objective 3.1 and Policy 3.1.6. Additionally, The proposed amendment would allow for a wider mix of uses in the surrounding area, by providing multi-family residential in an area with primarily commercial and single family uses, while maintaining a compact and compatible land development pattern, consistent with FLUE Goals 1 and 3, Objective 1.1 and Policy 1.1.22.

The proposed amendment would results in a compatible scale of transition from the CGC to the south of the subject site and the LDR to the north, consistent with FLUE Policy 1.1.10.

The proposed small scale amendment would have a negligible impact on the amount of commercially designated land throughout the City, as both RPI and CGC are commercial categories. Thus, the proposed amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

The proposed development is located within the Suburban Development area and, as such, will be required to comply with the recreation and open space provisions required by Policies 2.2.2 and 2.2.5 of the Recreation and Open Space Element (ROSE).

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.

Vision Plan

The subject property is located within the boundaries of the *Southwest Vision Plan*. The plan further breaks down the study area into smaller areas. The subject site is located within in the Suburban Area of the vision plan. Theme 1 states that residents desire more retail amenities and entertainment options. Option 2 for Theme 1 says, "In the Suburban Areas, plan new communities, not subdivisions." The plan suggests that such communities include a mix of housing types. The proposed amendment would allow for a multi-family development that offers a wider variety of housing choices, consistent with Theme 1 of the Southwest Vision Plan.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Goal of the Communities and Affordable Housing Section of the Strategic Regional Policy Plan:

Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing in the northeast Florida region and creating a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the above goal of the Strategic Regional Policy Plan.

LAND USE AMENDMENT
FIELD / LOCATION / CURRENT LAND USE MAP

