



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.coj.net

October 19, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, FL 32202

RE: Planning Commission Advisory Report / Ordinance No. 2023-652/Application No. L-5846-23C

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

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2023-652 on October 19, 2023.

P&DD Recommendation

APPROVE

PC Issues:

One citizen spoke in opposition to the amendment citing concerns that the project should address social and environmental justice for the East Jacksonville neighborhood.

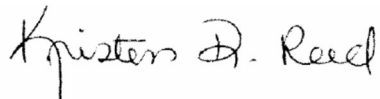
Discussion by the Commission related to concerns that we tend to not adequately involve input from stakeholders in disadvantaged areas; the impact of the National Register Historic District on development resulting from the amendment; the potential of development of the amendment site to increase property values in the area; the need to assess and clean-up soil contamination; and the need for development to be sensitive to the surrounding neighborhood.

PC Vote: **7-0 APPROVE**

Charles Garrison, Chair	Aye
Daniel Blanchard, Vice Chair	Aye
Lamonte Carter	Aye
Amy Yimin Fu	Aye
Julius Harden	Absent
Mone Holder	Absent
Ali Marar	Aye
Jack Meeks	Aye
Tina Meskel	Aye

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

Sincerely,



Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
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Report of the Jacksonville Planning and Development Department
Small-Scale Future Land Use Map Amendment – October 13, 2023

Ordinance/Application No. **2023-652 / L-5846-23C**

Property Location: 0 & 1150 Grant Street; 0 Spratt Street; 0 Van Buren Street; 0 Albert Street; 0 Georgia Street, between Grant Street and Albert Street.

Real Estate Number(s): 130649 0000, 130650 0000, 130651 0000, 130724 0000, 130725 0000, 130726 0000, 130728 0000, 130729 0000, 130730 0000, 130730 0010, 130731 0000, 130732 0000, 130733 0000, 130734 0000, 130736 0000, 130737 0000, 130738 0000

Property Acreage: 3.61-acres

Planning District: District 1, Urban Core

City Council District: District 7

Applicant: Steve Diebenow, Esq.

Current Land Use: Medium Density Residential (MDR)

Proposed Land Use: Community/General Commercial (CGC)

Development Boundary: Urban Priority Area

Current Zoning: Public Buildings and Facilities-1 (PBF-1) & Commercial Community/General – 2 (CCG-2)

Proposed Zoning: Planned Unit Development (PUD)

RECOMMENDATION: **APPROVE**

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

The proposed amendment provides a consistent land use designation for the property subject to PUD rezoning application Z-5037, allowing for a mixed-use development under the PUD.

BACKGROUND

The 3.61-acre subject site is located west of North Georgia Street, between Grant Street and Albert Street. According to the City's Functional Highways Classification Map all three roads are classified as local roadways. The applicant seeks to amend the Future Land Use Map of the Future Land Use Element (FLUE) from MDR to CGC to permit the development of a soccer stadium. The subject site is in close proximity to the Downtown Sports and Entertainment District, which contains TIAA Bank Field, the Jacksonville Baseball Grounds, VyStar Veterans Memorial Arena and the Jacksonville Fair & Expo Center. In addition, a companion rezoning is pending concurrently with this land use application for a change from PBF-1 & CCG-2 to PUD. via Ordinance 2023-653. The PUD rezoning is a larger area than the land use site extending west to A Philip Randolph Boulevard and south to Arlington Expressway.

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

North: Land Use: Medium Density Residential (MDR), Community/General Commercial (CGC), Business Park (BP), Light Industrial (LI)
Zoning: Residential Medium Density-A (RMD-A), Commercial Community/General-2 (CCG-2), Planned Unit Development (PUD), Industrial Light (IL)
Property Use: Single-Family, Multi-Family, Vacant, Church, Warehouse, Restaurant, Shopping Center, Buster Ford Checkerboard Park

South: Land Use: Central Business District (CBD), CGC
Zoning: CCG-2, PUD, PBF-1, Commercial Central Business District (CCBD)
Property Use: Vacant, Jacksonville Fair & Expo Center, Warehouse, Parking Garage, Jacksonville Baseball Grounds, Vystar Veterans Memorial Arena

East: Land Use: MDR
Zoning: Public Buildings and Facilities-1 (PBF-1), RMD-A
Property Use: Single-Family, Church, JEA Electrical Storage

West: Land Use: MDR & CGC
Zoning: PBF-1, CCG-1, CCG-2, RMD-A
Use: Vacant, Church

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.

Land Use Amendment Impact Assessment - Application Number L-5846-23C

Development Analysis		3.61 acres
Development Boundary	Urban Priority Area	
Roadway Frontage Classification / State Road	Local Roadways/Van Buren Street, George Street, Albert Street, Grant Street	
Plans and/or Studies	Urban Core Vision Plan, East Jax NAP	
Site Utilization	Current: Vacant	Proposed: Soccer Stadium
Land Use / Zoning	Current: MDR/PBF-1 & CCG-2	Proposed: CGC/PUD
Development Standards for Impact Assessment	Current: 15 DU / Acre	Proposed: Scenario 1: 0.35 FAR Scenario 2: 45 DU/Acre
Development Potential	Current: 54 MF DU	Proposed: Scenario 1: 55,038 sq. ft. of commercial space Scenario 2: 162 MF DU
Net Increase or Decrease in Maximum Density	Scenario 1: Decrease of 54 MF DU Scenario 2: Increase of 108 MF DU	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Increase of 55,038 sq. ft. Scenario 2: N/A	
Population Potential	Current: 126 People	Proposed: 380 People
Special Designation Areas		
Aquatic Preserve	No	
Evacuation Zone	Zone C	
Airport Environment Zone	No	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low Sensitivity	
Historic District	Eastside Historic District	
Coastal High Hazard	No	

Development Analysis		3.61 acres
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	No	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	Brownfield Study Area	
Public Facilities		
Potential Roadway Impact	Scenario 1: 1,866 net new daily trips Scenario 2: 728 net new daily trips	
Potential Public School Impact	39 new students	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Decrease of 9,938 gpd Scenario 2: Increase of 25,380 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Scenario 1: Decrease of 7,454 Scenario 2: Increase of 19,035 gpd	
Potential Solid Waste Impact	Scenario 1: Decrease of 52.34 tpy Scenario 2: Increase of 280 tpy	
Drainage Basin/Sub-basin	Upstream of Trout River/St. Johns River	
Recreation and Parks	Buster Ford Checkerboard Park	
Mass Transit Access	JTA Bus Route 11, Stop 2748	
Natural Features		
Elevations	12 to 16 feet above mean sea level	
Land Cover	8180: Auto Parking Facilities	
Soils	69: Urban Land, 71: Urban Land-Leon-Boulogne Complex, 72: Urban Land-Ortega-Kershaw Complex	
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 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. The method of calculating water and sewer flows 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 a JEA letter of availability, dated March 15, 2023, there is an existing 12-inch water main along A Philip Randolph Boulevard and an existing 8-inch gravity sewer main along Albert Street. The letter provides that existing gravity sewer mains crossing site will require relocation or abandonment and private fire protection analysis is required. Existing water mains crossing site will require relocation or abandonment.

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 or 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 $\frac{1}{4}$ mile from the proposed subdivision.
 - b. Each lot is a minimum of $\frac{1}{2}$ acre unsubmerged property.
 - c. Installation of greyline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections.

Transportation

The subject site is 3.61 acres and is accessible from Albert St and Grant St, both local facilities. The proposed land use amendment is located within the Urban Priority Development Area and Mobility Zone 9. The applicant proposes to change the existing land use from Medium Density Residential (MDR) to Community General Commercial (CGC).

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

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 plan for future multi-modal transportation needs for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

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 may result in 364 daily trips, depending on the scenario. If the land use is amended to allow for this proposed CGC development, this could result in 2,230 or 1,092 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in 1,866 or 728 net new daily trips when compared to the existing land use. 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
Trip Generation Estimation Scenarios

Existing Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
MDR	220	54 MF DUs	T = 6.74(X)	364	0	364
Existing Scenario Total						364
Proposed Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	821	55,038 SF	T=67.552(X) / 1000	3,716	1,486	2,230
Proposed Scenario 1 Total						2,230
Proposed Land Use-Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	220	162 MF DUs	T = 6.74(X)	1,092	0	1,092
Proposed Scenario 2 Total						1,092
Scenario 1 Difference in Daily Trips						1,866
Scenario 2 Difference in Daily Trips						728

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

Evacuation Zone

The subject site is within Evacuation Zone C. As such, the land use application was routed to the City’s Emergency Preparedness Division (EPD) for review and comment. EPD was

provided with the land use application and the development potential of the proposed land use amendment change. Per EPD's attached memo, it was determined that the impact of the subject small scale land use amendment on countywide evacuation timing would be minimal. Their complete analysis is provided below.

EPD Response: The proposed property in land use amendment L-5846-23C will be in close proximity to the Arlington Expressway and Kings Road, indicating sufficient access to I-95 (2.06 road miles) and I-10 (3.62 road miles), primary evacuation routes. In consideration of the surrounding evacuation zones (Zone B, and Zone C), nearest evacuation routes, and the estimate of 728 - 1,866 additional daily trips, the development of the proposed property could create a localized impact to the traffic flow on I-95 and I-10 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5846-23C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

School Capacity

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 3.61 acre proposed land use map amendment has a development potential of 162 dwelling units and 39 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-5856-23C Requested By: Marcus Salley Reviewed By: W. Randall Gallup Due: 10/8/2023							
Analysis based on maximum dwelling units: <u>162</u>							
School Type	CSA ¹	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/Development ²	5-Year Utilization (%)	Available Seats - CSA ³	Available Seats - Adjacent CSA 2, 7&8
Elementary	1	11,216	56%	20	57%	7,199	4,805
Middle	1	6,876	80%	8	86%	335	98
High	1	7,054	73%	11	66%	284	2,260
Total New Students				39			

NOTES:

¹ Proposed Development's Concurrency Service Area (CSA)

² 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.

³ Available CSA seats include current reservations

The available seats in the CSA and adjacent CSAs include concurrency reservations.

The analysis of the proposed residential development reveals no deficiency for school capacity within the CSA and adjacent CSAs. Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

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 3.1 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 EE space requirements.

<p>Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: L-5826-23C Grant Street Requested By: Marcus Salley Reviewed By: W. Randall Gallup Due: 10/9/2023</p> <p>Analysis based on maximum dwelling units: <u>162</u></p>						
SCHOOL¹	CSA	STUDENTS GENERATED (Rounded)²	SCHOOL CAPACITY³ (Permanent/Portables)	CURRENT ENROLLMENT 20-Day Count (2023/24)	% OCCUPIED	4 YEAR PROJECTION
Long Branch #106	1	20	407	305	75%	76%
Gilbert #146	1	8	799	654	82%	80%
Raines #165	1	11	1829	1316	72%	75%
		39				

NOTES:

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

² 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.

³ Does not include ESE & room exclusions

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 1.2.2 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.

National Register Eastside Historic District

The Historic Preservation Section has reviewed the subject property located at 1105 Grant Street, 0 Grant Street; 0 Spratt Street; 0 Van Buren Street; 0 Albert Street; 0 Georgia Street (RE: 130649-0000, 130650-0000, 130651-0000, 130724-0000, 130725-0000, 130726-0000, 130728-0000, 130729 0000, 130730-0000, 130730-0010, 130731-0000, 130732-0000, 130733-0000, 130734-0000, 130736-0000, 130737-0000, 130738-0000). Based on archival records, majority of the subject parcels previously contained single-family dwellings before being demolished in later years.

The subject property is also located within the boundaries of the National Register's Eastside Historic District. Because this District is only designated at the federal level and not the local level, the property is exempt from the Historic Preservation Section's design review process (e.g., Certificate of Appropriateness Application). However, in accordance with Section 320.407, Ordinance Code, there is a demolition review requirement for contributing structures within a National Register Historic Districts that requires review by the Historic Preservation Commission (HPC) before a demolition permit can be approved. The demolition delay process provides time so that the owner, public and City have an opportunity to better understand a building's architectural, cultural or historic value; learn about any available historic preservation incentives that could be used to rehabilitate the structure; and explore alternatives to demolition before the historic resource is potentially destroyed.

Downtown Brownfield Pilot Area

The property is located within the Downtown Brownfield Pilot Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfield Area by City Council Resolution Number 2000-125-A. The property owner may request that the property be designated a Brownfield Site. A Brownfield Site is property where the

expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Tax credits may be available for properties designated as a Brownfield Site.

Procedural Compliance

Upon site inspection by the Planning and Development Department on September 22, 2023, the required notices of public hearing signs were posted. Sixty-Nine (69) 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 October 2, 2023, for the adoption of the small-scale land use amendment. Other than the applicant, 1 member of the public attended and was in support of the project. They wanted to hear more information about traffic control and parking.

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

The subject site is located in the Urban Priority Development Area (UPA). The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development characteristics as defined in this Plan. The UPA does not include the Central Business District Land Use Category boundaries.

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 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:

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.

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 1.2.8 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 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 3.2.1 The City shall encourage development of commercial and light/service industrial uses in the form on nodes, corridor development, centers or parks.
- 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

- 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 improve⁴ 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 Category Descriptions of the Future Land Use Element (FLUE), Medium Density Residential (MDR) in the Urban Priority Area is intended to provide compact medium to high density development.

CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment. Development that includes residential uses is preferred to provide support for commercial and other uses. The following uses permitted, but are not limited to: Restaurants, Commercial recreational and entertainment facilities, and offices. Vertical integration of a mix of uses is encouraged.

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 currently undeveloped. The applicant is proposing a change from MDR to CGC. This is a logical extension of commercial uses, as it abuts CGC land use to the west and south. The subject site is located just north of the Downtown Sports and Entertainment District. The development of a soccer stadium would be compatible with the character of this district. The property is located in close proximity to A. Philip Randolph Blvd, a collector road to the west, which includes commercial uses along the corridor such as: retail stores, a warehouse, a restaurant, the Jacksonville Veterans Memorial Area and the Jacksonville Baseball Grounds. An on-ramp / off-ramp to Arlington Expressway is southeast of the property. The north and east boundaries of the parcel are adjacent to a residential area in the MDR land use category. The proposed PUD will protect the surrounding residential uses from any negative impacts this development could potentially have. The proposed amendment to CGC would be consistent with the development pattern in the area. Further, the proposed amendment would be compatible with the uses along A. Philip Randolph Blvd. and the adjacent CGC land use category south and west of the subject site. Therefore, the proposed amendment is consistent with FLUE Goal 3 and Policy 3.2.6.

In accordance with FLUE Policy 1.1.21, the proposed land use amendment on 3.61 acres would have a negligible impact on the balance of uses in the area. The subject site abuts CGC land use to the south and west and the proposed land use change encourages a corridor development of commercial uses that will bring a vibrant atmosphere to the area creating a compatible land use pattern, consistent with FLUE Objective 1.1 and 3.2 and Policies 1.1.22 and 3.2.1. The addition of a soccer stadium use will be consistent with the nearby football and baseball stadiums uses.

A JEA availability letter, dated March 15, 2023, has been provided for the subject site as part of the companion rezoning application. In accordance with FLUE Policy 1.2.8, there is an existing 12-inch water main along A Philip Randolph Boulevard and an existing 8-inch gravity sewer main along Albert Street.

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 application site lies within the boundary of the Urban Core Vision Plan. The plan does not identify specific recommendations for the subject site. One of the focus points of Guiding Principle Two: Promote Mixed-Use/Mixed-Income Redevelopment and Infill is to create a good mix of homes, jobs, and services to create a self-sustaining place like an activity center. The plan states that strong activity centers and downtowns have a good mix of uses and sufficient residential density from which to draw on. The proposed development promotes a use consistent with the Mixed-Use development supported by the urban core. Therefore, the amendment is consistent with the 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:

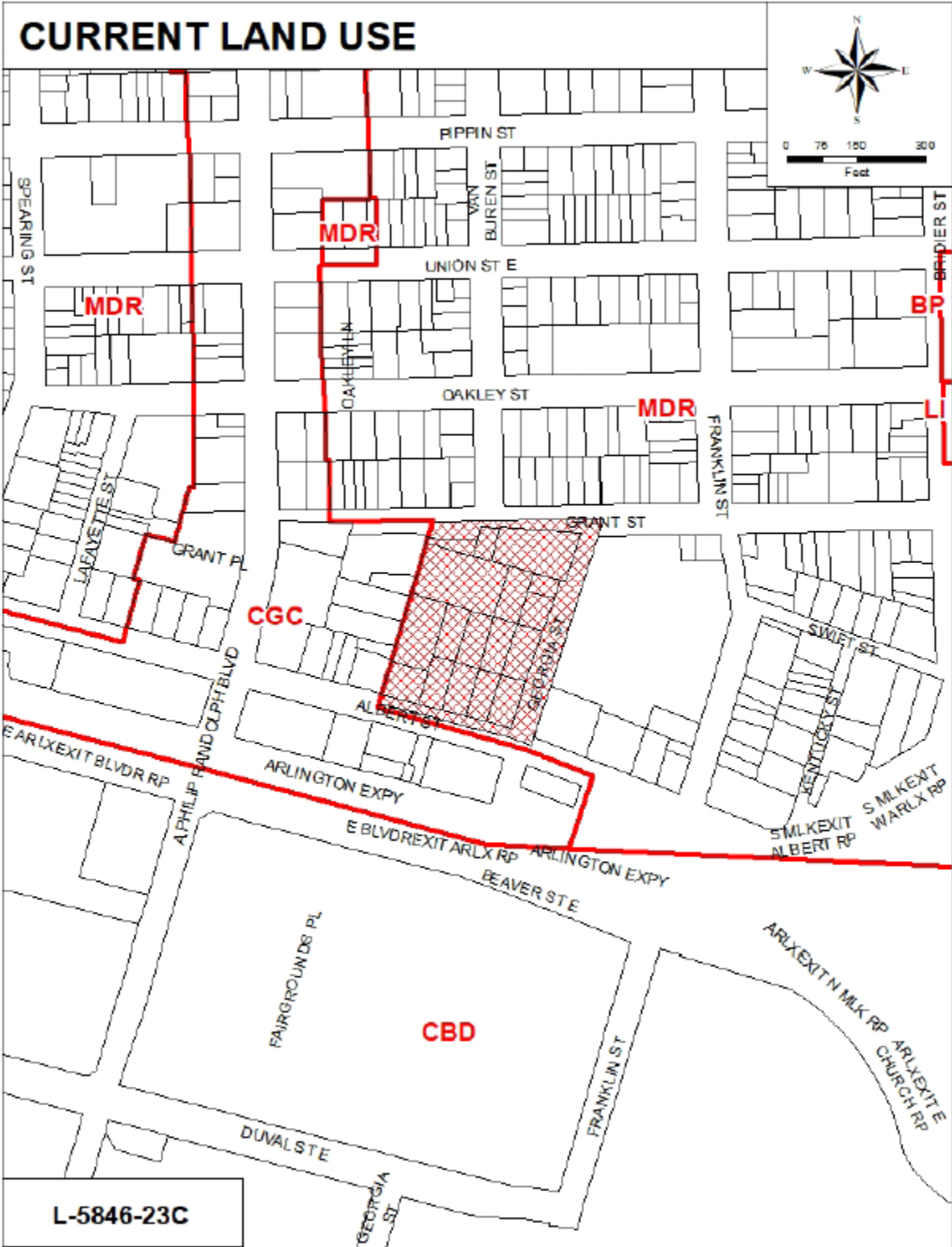
- Infill and redevelopment.

The proposed amendment would allow for the development of undeveloped land that is part of a commercially developed parcel. The proposed amendment would therefore allow for an additional infill redevelopment opportunity, consistent with Policy 4 of the Strategic Regional Policy Plan.

East Jax Neighborhood Action Plan

The proposed amendment is located on the East Jacksonville Neighborhood Action plan. This plan was formed to revitalize the eastern historic district using its assets. The plan does not specifically talk about the subject site, but in Section 7: A. Philip Randolph Corridor, A. Philip Randolph is categorized as a major commercial center for the neighborhood, with mixed uses. The amendment site's proposed use will follow the current trend in the area and will be an additional commercial use the public will be able to use for entertainment.

CURRENT LAND USE MAP



LAND UTILIZATION MAP

