

City of Jacksonville, Florida

Lenny Curry, Mayor

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

January 21, 2021

The Honorable Tommy Hazouri, President
The Honorable Michael Boylan, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2020-746/Application No. L-5488-20C

Dear Honorable Council President Hazouri, Honorable Council Member and LUZ Chairman Boylan 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 SUBJECT TO REVISED EXHIBIT 1 DATED 1/8/21** Ordinance 2020-746 on January 21, 2021.

P&DD Recommendation

APPROVE SUBJECT TO REVISED EXHIBIT 1 DATED 1/8/21

PC Issues:

A representative of the Springfiled Preservation and Revitalization Association spoke in support of the amendment so long as the alleys are not closed.

PC Vote:

6-0 APPROVE SUBJECT TO REVISED EXHIBIT 1 DATED 1/8/21

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

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
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 – January 15, 2021

Ordinance/Application No.: 2020-746/ L-5488-20C

Property Location: 330 9th Street West, 0 9th Street West, 1824 Pearl Street

Real Estate Number(s): 071739 0000, 071743 0000, 071746 0000

Property Acreage: 1.51 acres

Planning District: District 1, Urban Core

City Council District: District 7

Applicant: Frank Ringhofer

Current Land Use: Community/General Commercial (C G C) (0.21 of an acre), Medium Density Residential (M D R) (0.06 of an acre), and Public Buildings and Facilities (P B F) (1.24 acres)

Proposed Land Use: Residential-Professional-Institutional (R P I) (1.51 acres)

Current Zoning: Commercial Community/General - Springfield (CCG-S) (0.21 of an acre), Residential Medium Density - Springfield (RMD-S) (0.06 of an acre), Public Buildings and Facilities - 1 (PBF-1) (1.24 acres), Commercial Residential Office - Springfield (CRO-S) (0.2 of an acre)

Proposed Zoning: Planned Unit Development (PUD) (1.71 acres)

Development Boundary: Urban Priority Area

RECOMMENDATION: **APPROVE subject to revised Exhibit 1 dated 1/08/21**

APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Redevelopment of the existing properties to multi-family and business use.

BACKGROUND

The 1.51 acre subject site is located within the Springfield Historic District. The site currently has multiple uses including the Boys and Girls Club, a church, and a parcel of vacant land. The applicant is proposing a Future Land Use Map (FLUM) amendment from Community/General Commercial (C G C), Medium Density Residential (M D R), and Public Buildings and Facilities (P B F) to Residential-Professional-Institutional (R P I) and a slightly larger 1.71 acre companion rezoning from Commercial Community/General - Springfield (CCG-S), Residential Medium Density - Springfield (RMD-S), Public Buildings and Facilities - 1 (PBF-1), Commercial Residential Office - Springfield (CRO-S) to Planned Unit Development (P U D) in order to use the property for multi-family and business uses.

The Exhibit 1 submitted with the application contained a scrivener's error, and should be updated in accordance with Revised Exhibit 1 dated 1/08/21 (attached).

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

North: Land Use: MDR, RPI
Zoning: RMD-S, CRO-S
Property Use: Single-family, Multi family

South: Land Use: CGC, RPI, MDR, PBF
Zoning: CCG-S, PUD, CRO-S, RMD-S
Property Use: Single-family, Multi family, Commercial

East: Land Use: CGC, RPI, MDR
Zoning: PUD, CCG-S, RMD-S, CRO-S
Property Use: Single-family, Multi family, Commercial

West: Land Use: RPI, MDR, PBF
Zoning: CRO-S, RMD-S, Public Buildings and Facilities-2 (PBF-2)
Property Use: Single-family, Multi family, UF Health

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Where there is not an associated site specific policy or note on the annotated FLUM, the impact assessment incorporates supplemental information for non-residential land use categories that permit residential uses in order to assess the potential impacts. Supplemental information related to these impacts are depicted as scenario 2 in the

Impact Assessment Baseline Review Table and, as relevant, in the analysis following the table.

Impact Assessment Baseline Review

Development Analysis		
Development Boundary	Urban Priority Area	
Roadway Frontage Classification / State Road	Pearl Street N – collector, 8 th Street W- minor arterial, 9 th Street W – local	
Plans and/or Studies	Springfield Neighborhood Plan 1977, Urban Core Vision Plan	
Site Utilization	Current: Church, Boys and Girls Club, undeveloped residential	Proposed: Commercial and multi-family
Land Use / Zoning	Current: CGC (0.21 of an acre), MDR (0.06 of an acre), PBF (1.24 acres)/CCG-S (0.2 of an acre), RMD-S (0.06 of an acre), PBF-1 (1.24 acres), CRO-S (0.2 of an acre)	Proposed: RPI/PUD
Development Standards for Impact Assessment	Current: CGC: non-residential 0.35 FAR residential 45 DU/Acre MDR: 15 DU/Acre PBF: 0.3 FAR	Proposed: Non-residential 0.5 FAR Residential 30 DU per Acre
Development Potential	Current: <u>Scenario 1:</u> CGC: 3,201.66 Sq. Ft. MDR: 1 DU PBF: 16,204.3 Sq. Ft. <u>Scenario 2:</u> CGC: 640 Sq. Ft. and 7 DU MDR: 1 DU PBF: 16,204.3 Sq. Ft.	Proposed: <u>Scenario 1:</u> 32,887.8 Sq. ft. <u>Scenario 2:</u> 3,288.8 Sq. ft. and 40 DUs
Net Increase/Decrease in Maximum Density	Scenario 1: Decrease of 1 DU Scenario 2: Increase of 32 DUs	
Net Increase/Decrease in Potential Floor Area	Scenario 1: Increase of 13,481.84 Sq. Ft. Scenario 2: Decrease of 13,555.5 Sq. Ft.	
Population Potential	Current: Scenario 1: 2 people Scenario 2: 18 people	Proposed: Scenario 1: Not applicable Scenario 2: 94 people
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Airport Environment Zone	No	

Development Analysis	
Industrial Preservation Area	No
Cultural Resources	Master Site File : DU003152- Beulah Beal School No.11 DU004225- 1824 Pearl Street
Archaeological Sensitivity	Low
Historic District	Springfield
Coastal High Hazard/Adaptation Action Area	No
Groundwater Aquifer Recharge Area	Discharge
Wellhead Protection Zone	No
Boat Facility Siting Zone	No
Brownfield	Study area
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: 11 New Students
Water Provider	JEA
Potential Water Impact	Scenario 1: Increase of 775.69 Gallons per day Scenario 2: Increase of 6,581.6 Gallons per day
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: Decrease of 581.77 Gallons per day Scenario 2: Increase of 4936.2 Gallons per day
Potential Solid Waste Impact	Scenario 1: Increase of 18.9 Tons per year Scenario 2: Increase of 61.4 Tons per year
Drainage Basin/Sub-basin	Trout River / Hogan Creek
Recreation and Parks	John N McPherson Park
Mass Transit Access	JTA Routes 3, 21, 102
Natural Features	
Elevations	20-27 feet
Land Cover	1700: Institutional , 1300: Residential high density
Soils	69 - Urban Land ; 75- Urban Land-Hurricane-Albany 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 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).

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 Planning and Development Department completed a transportation analysis, which is on file with the Department, and determined that the proposed amendment from Community/General Commercial (C G C), Medium Density Residential (M D R), and Public Buildings and Facilities (P B F) to Residential-Professional-Institutional (R P I) has an existing development potential under scenario 1 as 100% non-residential and under scenario 2 as 80% residential with 20% non-residential uses and a proposed development potential under scenario 1 as 100% commercial and under scenario 2 as 90% residential and 10% non-residential. If the land use is amended to RPI, development could result in no net new daily trips under scenario 1 or no net new daily trips under scenario 2. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office.

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.

Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner's mobility fee for transportation impacts generated from a proposed development, where the landowner's mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development

Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

Supplemental Transportation Information

Objective 2.4 of the Transportation Element (TE) of the 2030 Comprehensive Plan requires that 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 of the TE of the 2030 Comprehensive Plan requires that 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.

These two Comprehensive Plan policies ensure that the transportation impact related to land use amendments are captured in the Long Range Transportation Plan (LRTP) that is conducted every 5 years. This analysis includes the cumulative effect of all land use amendments that were approved within this time period. This plan identifies the future transportation needs and is used to create cost feasible roadway needs that can be funded by the City's Mobility Strategy Plan.

Mobility needs vary throughout the city and in order to quantify these needs, the city was divided into 10 Mobility Zones. The Mobility Strategy Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 9.

Subject site is accessible via 8th Street West, a minor arterial roadway; Pearl Street North, a collector roadway and 9th Street West, an unclassified roadway. Annual traffic volumes are not maintained for 9th Street West. The proposed development will have insignificant impacts on the roadway network.

School Capacity

The 1.51 acre proposed land use map amendment has a development potential of 40 dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

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

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

- Elementary School
 - Concurrency Service Area (CSA) 1
 - 2020/2021 enrollment: 11,075
 - Current utilization: 56%
 - New student development from amendment: 6
 - 5-year utilization: 63%
 - Available seats in CSAs 1: 5,916
 - Available seats in adjacent CSA(s): 7 and 8 is 2,183

- Middle School
 - CSA 1
 - 2020/2021 enrollment: 8,454
 - Current utilization: 87%
 - New student development from amendment: 2
 - 5-year utilization: 90%
 - Available seats in CSA 1: -85 *
 - Available seats in adjacent CSA(s): 2 and 7 is 207

*This number includes reservations within CSA 1.

- High School
 - CSA 1
 - 2020/2021 enrollment: 8,520
 - Current utilization: 84%
 - New student development from amendment: 3
 - 5-year utilization: 76%
 - Available seats in CSA 1: 2,758
 - Available seats in adjacent CSA(s): 7 and 8 is 541

The analysis of the proposed residential development reveals that at the middle school level, CSA 1 is over capacity. However, there is capacity available in the adjacent CSAs, 2 and 7.

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.

- Andrew A. Robinson Elementary School
 - CSA 1
 - Amendment student generation: 6
 - School Capacity including permanent spaces and portables: 990
 - Current enrollment 20 day count for 2020/2021: 586
 - Percent Occupied: 59%
 - 4-year projection: 77%

- Matthew Gilbert Middle School
 - CSA 1
 - Amendment student generation: 2
 - School Capacity including permanent spaces and portables: 787
 - Current enrollment 20 day count for 2020/2021: 836
 - Percent Occupied: 106%
 - 4-year projection: 48%

- William M. Raines High School
 - CSA 1
 - Amendment student generation: 3
 - School Capacity including permanent spaces and portables: 1,817
 - Current enrollment 20 day count for 2020/2021: 1,483
 - Percent Occupied: 82%
 - 4-year projection: 82%

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.

Historic District

The project site is located within the boundaries of the Springfield Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission. The applicant is aware of this requirement and has discussed the proposed project with the Historic Preservation Section of the Planning and Development Department.

Historic Preservation Element

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

Master Site File

The subject site contains two structures listed in the Master Site File. The structures in question were surveyed by the State of Florida as part of the Florida Master Site File program. A Florida Master Site File (FMSF) is a record of historical structures and sites, and surveys as the background for more in depth surveys and research. The FMSFs for these structures were used as part of the survey for both the Springfield National Register District, as well as the Local Historic District. They record the structure's architecture, history, and assess its condition. Typically they include a photograph and a map. Having a site file doesn't necessarily mean the structure is significant in its own right, but does establish a background for that determination.

Brownfields Study Area

This site is located within the Brownfields Pilot Study Area by Resolution 2000-125-A as defined in F.S. 376.79(5). The property may or may not have contamination.

Since the property is located within a Brownfield Area, the owner may request 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. The property owner may qualify for tax credits.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on January 6, 2021, the required notices of public hearing signs were posted. Eighty-five (85) 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 4, 2021. One member of the public attended to find out more information about the proposed amendment.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Urban Priority 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 further described in each land use plan category. The UPA does not include the Central Business District Land Use Category boundaries.

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

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

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent

and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

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 1.2.9 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 3.1.3 Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.

Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

According to the Future Land Use Element (FLUE), Medium Density Residential (MDR) in the Urban Priority Area is intended to provide compact medium to high density mixed use development. The maximum gross density in the MDR category is 20 units per acre and the minimum gross density shall be greater than 7 units per acre.

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 60 DU per acre in the Urban Priority Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development.

Public Buildings and Facilities (PBF) is a category intended to accommodate major public use or community service activities.

The Residential Professional Institutional (RPI) land use category is intended to provide compact medium to high density development. Development which includes medium to high density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicle Miles Traveled. A combination of compatible uses should be organized vertically within a multistory building. Plan amendment requests for new RPI designations 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. While the RPI land use category allows commercial retail sales and service establishments, they are limited to 50 percent of the site area and are limited to the ground floor. Mixed use developments may not include more than 90% of an individual use. The maximum gross density in the Urban Priority

Area is 40 units/acre and the minimum gross density shall be 10 units/acre. Additionally, within the RPI land use category, residential uses shall not be permitted on the ground floor abutting roads classified as arterial or higher.

The 1.51 acre subject site is located within the Springfield Historic District and currently contains multiple uses including The Boys and Girls Club, a church, and a parcel of vacant land. The applicant is proposing a change from CGC, MDR, and PBF to RPI to allow for a mix of uses including multi-family and office uses. The applicant is also proposing a companion rezoning to Planned Unit Development (PUD), which is slightly larger than the Land Use Amendment at 1.71 acres, and contains an additional parcel on Pearl Street.

The area surrounding the subject site is primarily a combination of residential and commercial uses. Commercial uses are located along Pearl Street, to the east of the amendment site, and along 8th Street, to the south of the subject site. West of the site is the UF Health Medical Campus. Both single-family and multi-family residential are located on all sides of the amendment site. According to the category description, RPI is considered a transitional land use category, which offers a variety of uses including residential, institutional, and office. The proposed amendment to RPI would be consistent with the existing development pattern in the area and offer a transition between the surrounding residential uses and the commercial uses along Pearl Street. Therefore, the proposed amendment is consistent with FLUE Goals 1 and 3 and Policy 3.1.3.

RPI allows residential uses and the companion PUD rezoning applications includes a residential component. The proposed residential uses would ensure adequate land is designated for residential uses, while maintaining compatibility with the surrounding area, consistent with FLUE Objective 3.1. Additionally, the proposed companion PUD allows for an opportunity to offer innovative site design techniques, consistent with FLUE Policy 1.1.12.

According to the category description in the FLUE, new RPI designations are preferred in areas which are supplied by full urban services. The proposed amendment would allow for infill redevelopment on a site that already has access to full urban services and is therefore consistent with the Operative Provisions of the FLUE and Objective 6.3.

A JEA availability letter has been provided for the subject site as part of the companion rezoning application, dated October 20, 2020. The letter states that the subject site has access to both water services or centralized sewer services, consistent with FLUE Policy 1.2.9.

The proposed small scale amendment would have a negligible impact on the amount of CGC, MDR, PBF and RPI designated land throughout the City. Thus, the proposed amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

Vision Plan

The subject property is located within the boundaries of the *Urban Core Vision Plan*. Sub-Principle 2.1 of the Vision Plan, "Redevelopment and Infill" promotes the redevelopment and infill development of sites within the study area, particularly as mixed-use or mixed-income redevelopment. The plan also cautions that infill development should be cognizant of scale and compatibility with adjacent areas and uses. The proposed amendment would allow for redevelopment of the site, in a way that is compatible and consistent with the surrounding uses. As such, the proposed amendment is consistent with the Urban Core Vision Plan.

Neighborhood Action Plan

The subject site is located within the boundaries of the Springfield Neighborhood Plan (1977). Although the study for this plan was conducted over forty years ago, some of the recommendations may still be relevant today. The Plan's primary focus is to preserve, enhance, and stabilize Springfield's future as a residential neighborhood. The redevelopment of vacant residential parcels consistent with the character of the neighborhood is encouraged. A portion of the proposed amendment seeks to redevelop a vacant residential parcel. Therefore, the proposed amendment is consistent with the Springfield Neighborhood Plan.

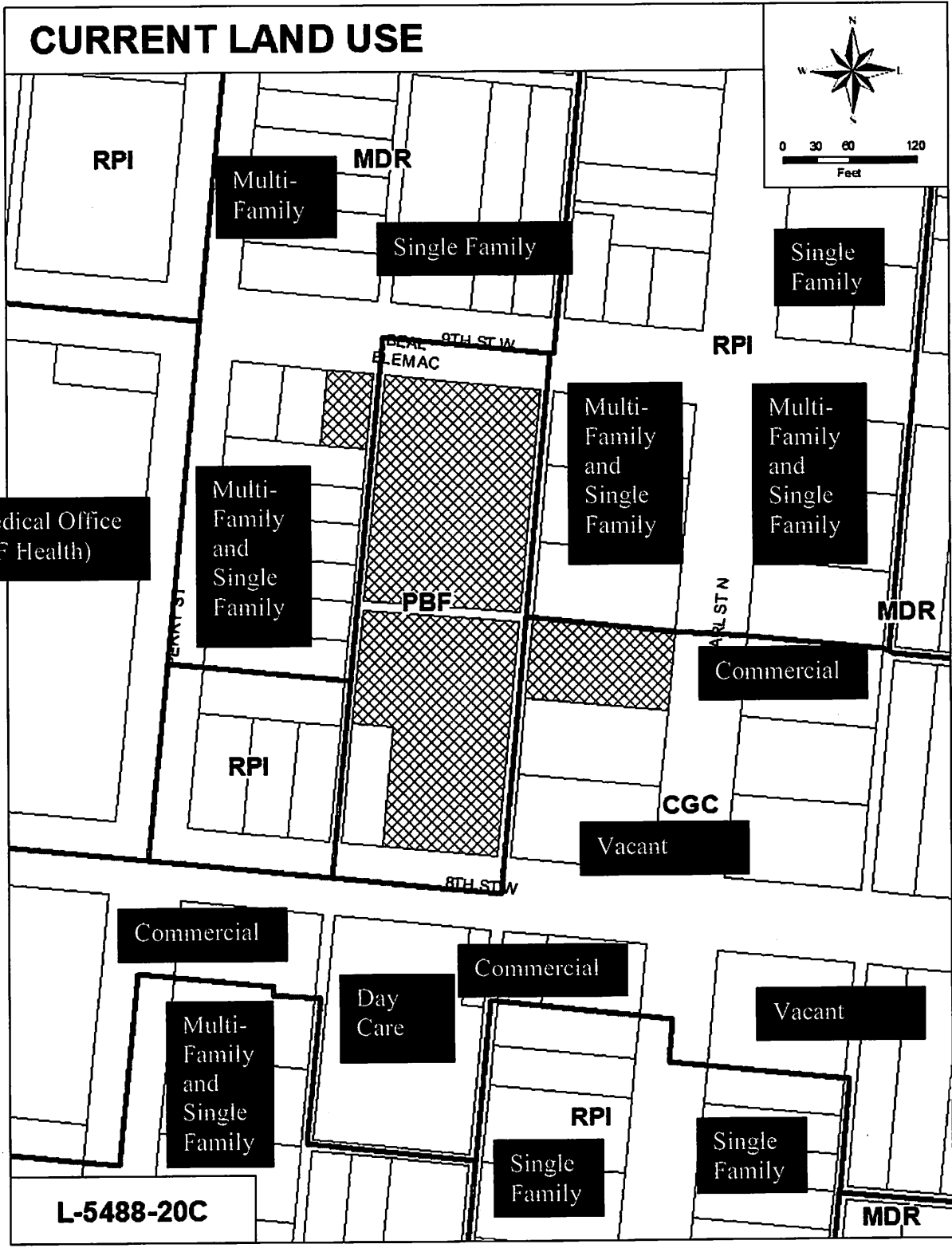
Strategic Regional Policy Plan

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

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

The proposed land use amendment seeks to develop additional housing and is therefore consistent with Policy 21 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it will increase and diversify the existing housing stock.

LAND USE AMENDMENT
FIELD / LOCATION / CURRENT LAND USE MAP



Attachment A – Revised Exhibit 1

ORDINANCE
Legal Description

Parcel 071746.0000
330 9th Street West

MAP TO SHOW BOUNDARY SURVEY OF

LOTS 7, 8, 15 AND THE EAST 1/2 OF THE SOUTH 103 FEET AND THE NORTH 100 FEET OF LOT 16, BLOCK 48 ACCORDING TO PLAT OF SPRINGFIELD AS RECORDED IN PLATE BOOK 2 PAGE 4 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

FOR: THE BRIDGE OF NORTHEAST FLORIDA, INC.

Parcel 071743.0000
1824 North Pearl Street

MAP SHOWING BOUNDARY SURVEY OF

LOT 12 BLOCK 48, SPRINGFIELD, AS RECORDED IN PLAT BOOK 2. PAGES 4 & 5 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

CERTIFIED TO: FLEET & ASSOCIATES

Parcel 071739.0000
0 9th Street West

MAP SHOWING BOUNDARY SURVEY OF

THE EAST 41 FEET OF LOT 6 BLOCK 48, SPRINGFIELD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2. PAGES 5 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA

FOR: THE BRIDGE OF NORTHEAST FLORIDA, INC.

REVISED
01/08/2021

EXHIBIT 1
Page 1 of 1