



ONE CITY. ONE
JACKSONVILLE.

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

August 22, 2019

The Honorable Scott Wilson, President
The Honorable Danny Becton, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report
Ordinance No. 2019-424/Application No. L-5325-18A**

Dear Honorable Council President Wilson, Honorable Council Member and LUZ Chairman Becton 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 Site Specific FLUE Policy 4.4.11** Ordinance 2019-424 on August 22, 2019.

- P&DD Recommendation: Approve Subject to Revised Site Specific FLUE Policy 4.4.11

- PC Issues:

There were three speakers in opposition with concerns regarding the extent of wetlands on the property, potential increase in flooding, the scale of the development, the perceived misrepresentation of designating the property for LDR, the lack of transportation facilities and access, the desire for a berm on the western boundary of the site and the desire for the long-term conceptual master plan to be submitted before the amendment is approved for transmittal.

The DCPS representative noted that the project will at some point exceed LOS standards and inquired as to if a school site will be identified in the long-term conceptual master plan. The applicant noted that the property owners would be willing to enter into discussions regarding school sites but that the long-term master plan will not identify a school site.

One of the Planning Commissioners stated support for the long-term planning approach that the applicant is applying to this site.

- PC Vote:

6-0 APPROVE Subject to Revised Site Specific FLUE Policy 4.4.11

Revised Future Land Use Element (FLUE) Policy 4.4.11

In accordance with Ordinance 2019-424, which designates a 2,795.50 acre LDR land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 2,795.50 acre site. The LDR land use category and companion rezoning are intended to be holding categories prior to the development of the long-term master plan. The conceptual master plan, and proposed revisions or amendments to the approved plan, shall be subject to review and approval by the Planning Commission prior to submittal of land development reviews and approvals. It is the intention of the owner to amend the Future Land Map to land use designations and companion rezonings consistent with the master plan. However, approximately 350 acres of the site can be developed or rezoned prior to approval of the conceptual master plan. Revisions or amendments to the plan that do not change the approved densities or intensities may be administratively modified by the Planning and Development Department. Development within the site shall be consistent with the conceptual master plan. The conceptual master plan shall, at a minimum, address the following conditions:

1. The general distribution, location and densities/intensities of residential and non-residential ~~(if anticipated)~~ development;
2. Acknowledgement that future land use map amendments and rezonings will be required-submitted where such uses and densities are inconsistent with the current land use and/or zoning designations;
3. The general distribution and location of conservation areas and wetland buffers;
4. The strategy for providing centralized utilities for water and sewer service throughout the planning area;
5. Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network;
6. General identification of how the major internal transportation facilities will connect to the external transportation network.

The approved conceptual master plan shall be on file with the Planning and Development Department and posted on the Department's website.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Nicole Sanzosti Padgett, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Joshua Garrison, Vice-Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dawn Motes, Secretary	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marshall Adkison	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Daniel Blanchard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Hacker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Alexander Moldovan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
David Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Planning Commission Advisory Report

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

Sincerely,

Kristen D. Reed

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**PROPOSED LARGE-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**

OVERVIEW

ORDINANCE: ORD # 2019-424

APPLICATION: L-5325-18A-3-11

APPLICANT: PAUL HARDEN, ESQ.

PROPERTY LOCATION: NORTH OF PHILIPS HIGHWAY AND EAST OF E TOWN PARKWAY

Acreage: 2,795.50

Requested Action:

	Current	Proposed
LAND USE	AGR-I, AGR-II, AGR-III, AGR-IV	LDR*
ZONING	AGR	RR-Acre

**Subject to Site Specific Policy*

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
AGR-I, AGR-II, AGR-III, AGR-IV	LDR	154 DUs AGR-I 1 DU/100 Acres; AGR-II 1 DU/40 Acres; AGR-III 1 DU/10 Acres; AGR-IV 1 DU/2.5 Acres;	13,977 DUs (5 DU/ acre)	N/A	N/A	Increase 13,823 DUs	N/A

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION:

APPROVAL subject to the site specific FLUE Policy 4.4.11

LOCATION MAPS:

