

City of Jacksonville, Florida

Lenny Curry, Mayor

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


November 3, 2022

The Honorable Terrance Freeman, President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2022-748/Application No. L-5699-22C

Dear Honorable Council President Freeman, 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 2022-748 on November 3, 2022.

 P&DD Recommendation APPROVE

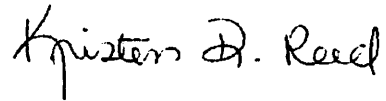
PC Issues: None

PC Vote: 7-0 APPROVE

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

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

Sincerely,

Handwritten signature of Kristen D. Reed in cursive script.

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
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Jacksonville, FL 32202
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Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – October 28, 2022

Ordinance/Application No.: 2022-748 / L-5699-22C

Property Location: 3160 Edgewood Avenue West (SR 111), between Poitier Drive and Vernon Road

Real Estate Number(s): 041948 0000

Property Acreage: 2.0 acres

Planning District: District 5, Northwest

City Council District: District 10

Applicant: Courtney Wilson, Goodbread Funeral Home

Current Land Use: Residential Professional Institutional (RPI)

Proposed Land Use: Community/General Commercial (CGC)

Current Zoning: Commercial Residential Office (CRO)

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

Development Boundary: Urban Area

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

We are purchasing the property to change use to a funeral home.

BACKGROUND

The subject site is 2.0 acres and is located on the south side of Edgewood Avenue West (SR 111), an arterial road, between Poitier Drive and Vernon Road, both unclassified roads. The site is a former medical office. The applicant is proposing a Future Land Use Map (FLUM) amendment from Residential Professional Institutional (RPI) to Community/General Commercial (CGC) to allow for use of the site as a funeral home. The applicant is also proposing a companion rezoning from Commercial Residential Office (CRO) to Commercial Community/General - 1 (CCG-1) which is pending concurrently with this amendment, pursuant to Ordinance 2022-749.

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

North: Land Use: RPI, LDR
 Zoning: CO, CRO, CCG-1, RLD-60
 Property Use: School, Church, Vacant, Single Family Residential

South: Land Use: LDR
 Zoning: RLD-60
 Property Use: Single Family Residential

East: Land Use: RPI, CGC
 Zoning: CRO, CCG-1, CCG-2
 Property Use: Church, Commercial retail

West: Land Use: CGC, RPI, LDR
 Zoning: PUD, CRO, RLD-60
 Property Use: Apartments, Vacant, Single Family Residential

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 Area	
Roadway Frontage Classification / State Road	Edgewood Avenue (SR-111) - Minor arterial	
Plans and/or Studies	Northwest Jacksonville Vision Plan	
Site Utilization	Current: Vacant medical office	Proposed: Funeral home
Land Use / Zoning	Current: RPI	Proposed: CGC
Development Standards for Impact Assessment	Current:	Proposed:

Development Analysis		
	Scenario 1: 100 % non-residential at 0.5 FAR Scenario 2: 90% residential at 23 DU/Acre and 10% non-residential at 0.5 FAR	Scenario 1: 100% non-residential at 0.35 Far Scenario 2: 80% residential at 30 DU/Acre and 20% non-residential at 0.35 FAR
Development Potential	Current: Scenario 1: 43,560 Sq. Ft. Scenario 2: 4,356 Sq. Ft. and 41 DUs	Proposed: Scenario 1: 30,492 Sq. Ft. Scenario 2: 6,098 Sq. Ft. and 48 DUs
Net Increase/Decrease in Maximum Density	Scenario 1: not applicable Scenario 2: Increase of 7 DUs	
Net Increase/Decrease in Potential Floor Area	Scenario 1: Decrease of 13,068 Sq. Ft. Scenario 2: Increase of 1,742 Sq. Ft.	
Population Potential	Current: Scenario 1: not applicable Scenario 2: 96 people	Proposed: Scenario 1: not applicable Scenario 2: 112 people
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	Zone D	
Airport Environment Zone	No	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low and High	
Historic District	No	
Coastal High Hazard Area	No	
Adaptation Action Area	Yes	
Groundwater Aquifer Recharge Area	No	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	Yes- Pilot Project Area	
Public Facilities		
Potential Roadway Impact	Scenario 1: Increase of 524 net new daily trips Scenario 2: Increase of 200 net new daily trips	
Potential Public School Impact	Scenario 1: not applicable Scenario 2: 11 new students	
Water Provider	Unclear if JEA or Well	
Potential Water Impact	Scenario 1: Decrease of 1,532 Gallons per day	

Development Analysis	
	Scenario 2: Increase of 1861 Gallons per day
Sewer Provider	Unclear if JEA or Septic
Potential Sewer Impact	Scenario 1: Decrease of 1,149 Gallons per day Scenario 2: Increase of 1,395 Gallons per day
Potential Solid Waste Impact	Scenario 1: Decrease of 21 Tons per year Scenario 2: Increase of 21 Tons per year
Drainage Basin/Sub-basin	Trout River / Ribault River
Recreation and Parks	Scott park
Mass Transit Access	Stops for JTA Routes 32 and 51 are located along
Natural Features	
Elevations	18-23 feet
Land Cover	1700: Industrial
Soils	2: Albany Fine Sand 63: Sapelo Fine Sand 74: Pelham-Urban Land Complex
Flood Zones	No
Wetlands	No
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 the City's Infrastructure Map, the nearest sewer line is approximately 168 feet south of the property, along Brasque Drive. The nearest water main runs along the Edgewood Avenue West Right of Way, directly in front of the subject site. It is unclear from the Infrastructure Map whether the site has access to centralized water and sewer service. The property owner should contact JEA for more information on how to connect to the services, in order to ensure consistency with 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 2.00 acres and is accessible from Edgewood Ave West (SR 111), an arterial facility. The proposed land use amendment is located within the Urban Development Area and Mobility Zone 9. The applicant proposes to change the existing land use from Residential Professional Institutional (RPI) to Community General Commercial (CGC).

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. The current land use would result in 472 or 323 daily trips, depending on the scenario. If the land use is amended to allow for this proposed CGC development, this will result in 996 or 523 daily trips depending on the scenario.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment is an increase of 524 or 200 net new daily trips when compared to the existing land use. SR 111 is subject to FDOT review and access management requirements. The Transportation Planning Division recommends ongoing coordinating efforts with FDOT and the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.

**Table A
Trip Generation Estimation Scenarios**

Current Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RPI	710	43,560 SF	T = 10.84 (X) / 1000	472	0	472
				Total Trips for Existing Land Use- Scenario 1		472
Current Land Use-Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
RPI- N	710	4,356 SF	T = 10.84 (X) / 1000	47	0	47
RPI- R	220	41 MF DUs	T = 6.74 (X)	276	0	276
				Total Trips for Existing Land Use- Scenario 2		323
Proposed Land Use-Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	822	30,492 SF	T = 54.45 (X) / 1000	1,660	664	996
				Total Trips for Proposed Land Use- Scenario 1		996
Proposed 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	6,098 SF	T = 54.45 (X) / 1000	332	133	199
CGC- R	220	48 MF DUs	T = 6.74 (X)	324	0	324
				Total Trips for Proposed Land Use- Scenario 2		523
				Scenario 1 Difference in Daily Trips		524
				Scenario 2 Difference in Daily Trips		200

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

School Capacity

The 2.0 acre proposed land use map amendment has a development potential of 48 dwelling units and 11 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-5699-22C Edgewood Ave. West
 Requested By: Ed "Luke" Lukacovic / Krista Fogarty
 Reviewed By: Shalene B. Estes
 Date: 10/19/2022

Analysis based on maximum dwelling units: 48

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&3
Elementary	-	11,216	56%	6	56%	7,854	2,832
Middle	-	7,527	89%	2	86%	702	447
High	-	8,187	80%	3	72%	1,151	1,800
				Total New Students			
				11			

NOTES:

¹ Proposed Development's Community Service Area (CSA)
² Available CSA seats include current reservations

³ Student Distribution Rate
 ES-125
 MS-.051
 HS-.074

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.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

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.

Application Review Request: COJPDD: Baseline Checklist Review Proposed Name: L-5699-22C Edgewood Ave. West Requested By: Ed "Luke" Lukacovic / Krista Fogarty Reviewed By: Sha'ene B. Estes Due: 10/19/2022 Analysis based on maximum dwelling units: 48						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2022/23)	% OCCUPIED	4 YEAR PROJECTION
George W. Carver #158	1	6	598	281	47%	50%
Matthew W. Gilbert MS #146	1	2	787	676	86%	87%
William M. Raines #165	1	3	1817	1196	66%	72%
		11				

NOTES:
¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA)
² Does not include ESE & room exclusions
³ 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.

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. 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.

Evacuation Zone

The subject site is within Evacuation Zone D. 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. Their complete analysis is below.

EPD Response:

The proposed properties in land use amendment L-5699-22C will be in close proximity to New Kings Road and Edgewood Avenue North, indicating sufficient access to I-95 (4.50 road miles) and I-10 (4.41 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone D, Zone E, and Zone C), nearest evacuation routes, and the estimate of 200 - 524 additional daily trips, the development of the proposed property could create a localized impact to the traffic flow on I-295 and I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5699-22C 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.

Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

Brownfield Study 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

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.

Adaptation Action Area (AAA)

The City of Jacksonville implemented the 2015 Peril of Flood Act (Chapter 2015-69, Laws of Florida) by establishing an Adaptation Action Area (AAA). The AAA boundary is an area that experiences coastal flooding due to extreme high tides and storm surge. The area is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. Ordinance 2021-732-E expands the AAA boundaries to those areas within the projected limits of the Category 3 storm surge zone and those contiguous areas of the 100-year and 500-year Flood Zones.

Approximately 0.64 acres of the subject property is located within the AAA boundary (Ordinance 2021-732-E). The applicant is encouraged to address the new policies through site design, clustering of development and other resiliency efforts.

Conservation/Coastal Management Element

Policy 11.5.2 The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Future Land Use Element

Policy 1.5.14 In accordance with the Conservation and Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on October 13, 2022, the required notices of public hearing signs were posted. Forty-two (42) 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 17, 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

Urban Area (UA): The UA is the second tier Development Area and generally corresponds with the densely developed portions of the City that have been in residential or employment generating uses prior to consolidation. It also includes major corridors which connect the other Development Areas. Similar to the Urban Priority Area (UPA), the intent of the UA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development, but at moderate urban densities which are transit friendly. Also similar to the UPA, the UA is intended to support multi-modal transportation and the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is encouraged to employ urban development characteristics as further described in each land use plan category.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit 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 1.1.21 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.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

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.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Future Land Use Element (FLUE), Residential Professional Institutional (RPI) in the Urban Area is intended to provide compact medium density development. Development which includes medium 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 Vehicles Miles Traveled.

Community/General Commercial (CGC) in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses. Plan amendment requests for new CGC designations are preferred in locations which are supplied with full urban services and which abut a roadway classified as an arterial or higher on the Functional Highway Classification Map. CGC also allows for multi-family residential at densities up to 40 units per acre in the Urban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a development.

According to the City's Infrastructure Map, the nearest sewer line is approximately 168 feet south of the property, along Brasque Drive. The nearest water main runs along the Edgewood Avenue West Right of Way, directly in front of the subject site. It is unclear from the Infrastructure Map whether the site has access to centralized water and sewer service. The property owner should contact JEA for more information on how to connect to the services, in order to ensure consistency with FLUE Policy 1.2.9.

The applicant is proposing a change from RPI to CGC to allow for the development of a funeral home. The Edgewood Avenue West corridor contains a variety of uses, including churches, a shopping center, an apartment complex, and a school. The proposed land use change to CGC would allow for a logical extension of commercial uses along a mixed-use arterial roadway. The proposed amendment would also allow for a broader mix of uses while maintaining compatibility with the existing developments along the corridor, consistent with FLUE Goals 1 and 3 and Policies 1.1.22 and 3.2.7.

The proposed small scale amendment would have a negligible impact on the amount of commercially designated land throughout the City. The property is a former medical office and is currently vacant, therefore, development of this site is considered infill development. Thus, the proposed amendment is consistent with FLUE Objective 6.3 and Policies 1.1.5 and 1.1.21.

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 Northwest Jacksonville Vision Plan, within an area identified as the Edgewood Avenue Character Area and within the Traditional Building Area of the Plan. The Plan recommends that a focus should be placed on protecting the neighborhood in the Traditional Building Area. The subject site is the site of a former medical office with no road access through the nearby neighborhood. Additionally, the proposed amendment would allow for the commercial redevelopment of a vacant site, thus promoting revitalization, consistent with Theme 1 of 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 redevelopment of a former medical office which is currently vacant. The proposed amendment would therefore allow for an additional infill redevelopment opportunity, consistent with Policy 4 of the Strategic Regional Policy Plan.

LAND USE AMENDMENT
FIELD / LOCATION / CURRENT LAND USE MAP

