



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

Planning and Development Department  
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February 6, 2025

The Honorable Randy White  
The Honorable Kevin Carrico, LUZ Chair  
And Members of the City Council  
City Hall  
117 West Duval Street  
Jacksonville, Florida 32202

**RE: Planning Commission Advisory Report**  
**Ordinance No.: 2025-0004      Application for: Prominence PUD**

Dear Honorable Council President White, Honorable Council Member and LUZ Chairperson Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission respectfully offers this report for consideration by the Land Use and Zoning Committee.

Planning and Development Department Recommendation: **Approve w/ Condition**

Planning Commission Recommendation: **Approve w/ Condition**

This rezoning is subject to the following exhibits:

1. The Original Legal Description dated September 5, 2024
2. The Original Written Description dated December 19, 2024
3. The Original Site Plan dated September 5, 2024

Planning Commission Condition:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

Planning Department Condition:

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

Planning Commission Commentary:      There were no speakers in opposition and little discussion amongst the commissioners.

Planning Commission Vote:      **5-0**

Mark McGowan, Chair	Aye
Tina Meskel, Vice Chair	Aye
Mon'e Holder, Secretary	Absent
Lamonte Carter	Absent
Amy Fu	Aye
Charles Garrison	Aye
Julius Harden	Aye
Ali Marar	Absent

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

Sincerely,



**Erin L. Abney, MPA**

Chief, Current Planning Division  
Planning & Development Department  
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**REPORT OF THE PLANNING AND DEVELOPMENT DEPARTMENT FOR**  
**APPLICATION FOR REZONING ORDINANCE 2025-0004 TO**  
**PLANNED UNIT DEVELOPMENT**

**FEBRUARY 6, 2025**

The Planning and Development Department hereby forwards to the Planning Commission, Land Use and Zoning Committee and City Council its comments and recommendations regarding Application for Rezoning Ordinance **2025-0004** to Planned Unit Development.

<b><i>Location:</i></b>	0 Baymeadows Road; 0 Freedom Commerce Parkway; 0, 8375, and 8381 Dix Ellis Trail; 8900, 8928, and 8935 Prominence Parkway; 8875 Liberty Ridge Drive; 8880 Freedom Commerce Trail, between Baymeadows Road, Philips Highway, and Interstate-95
<b><i>Real Estate Numbers:</i></b>	152683 0005; 152683 0280; 152683 0290; 152683 0580; 152683 0700; 152690 0092; 152690 0096; 152690 0280; 152690 0290; 152690 0600; 152690 0650; 152690 0700; 152690 0800; 152690 0900; 152690 0950
<b><i>Current Zoning Districts:</i></b>	Planned Unit Development (PUDs 1974-0982-0538, 1996-0017-E, and 2001-0228-E)
<b><i>Proposed Zoning District:</i></b>	Planned Unit Development (PUD)
<b><i>Current Land Use Category:</i></b>	Multi-Use subject to FLUE Site Specific Policy 4.3.6 Community/General Commercial (CGC)
<b><i>Proposed Land Use Category:</i></b>	Residential Professional Institutional (RPI)
<b><i>Planning District:</i></b>	District 3 – Southeast
<b><i>Council District:</i></b>	District 11
<b><i>Applicant/Agent:</i></b>	Paul Harden, Esq. Law Office of Paul M. Harden 1431 Riverplace Boulevard, Suite 901 Jacksonville, FL 32207
<b><i>Owner:</i></b>	DFH Prominence, LP 14701 Philips Highway, Suite 300 Jacksonville, FL 32256

***Staff Recommendation:***

**APPROVE WITH CONDITION**

**GENERAL INFORMATION**

Application for Planned Unit Development **2025-0004** seeks to rezone approximately 71.76± acres of land from Planned Unit Development PUD (1974-982-538, 1996-17-E & 2001-228-E) to Planned Unit Development (PUD). The PUD is being sought to allow for office use and up to 1,435 multi-family dwelling units.

There is a companion Land Use Amendment, **2025-0003 (L-5967-24A)**. This Large-Scale Land-Use Amendment seeks to amend the Land-Use Category from Multi-Use (MU) pursuant to FLUE SSP 4.3.6 and Community/General Commercial (CGC) to Residential-Professional-Institutional (RPI). The Department is recommending approval of the companion Land-Use Amendment.

The proposed development consists of three separate PUDs: (1974-0982) which originally consisted of 22 acres along the southwestern quadrant of the I-95 Interchange with Baymeadows and allowed for hotels and 120,000 square feet of office buildings. (1996-0017) known as the Freedom Commerce Centre project, total of 657 acres allowed for multi-family, commercial office, light industrial warehousing and hotel types uses. (2001-0228) rezoning of the Freedom Commerce Center comprised of 340 acres which again allowed for a mix of multi-family, commercial office, light industrial warehousing and hotel types uses.

**PUD Ord. 1974-0982 was approved with the following conditions:**

1. That no structure shall exceed six stories in height.
2. That provisions of water and sewer shall be as approved by the appropriate regulatory body.
3. That positive measures to control runoff during development of this Planned Unit Development to prevent siltation of Pottsburg Creek and or Julington Creek shall be required and shall be as approved by the Department of Health, Welfare and Bio-Environmental Services.
4. That the final design of drainage shall be as approved by the Department of Public Works and in accordance with the 1990 Comprehensive Plan for Drainage.
5. That the amount of storm water runoff from the property after development shall not exceed the amount of runoff prior to development.
6. The drainage of this property shall be to the south to Julington Creek.
7. That all drainage easements required by the City shall be provided at no cost to the City.
8. That at the time of final design approval of the proposed lake and drainage system, there shall be filed with the City in a form acceptable to the City, documents establishing the responsibilities for maintenance and operation of the approved drainage control system.

9. That the provisions of traffic signalization and acceleration/deceleration lanes, if required by the State Department of Transportation or City Traffic Engineer, shall be the responsibility of the developer.
10. That, in addition too business and professional offices including financial institutions, approved uses shall be those set forth as permitted or permissible by exception in the CHT zoning district.
11. That the developer shall make reasonable effort in the course of development, to retain the maximum amount of existing trees on site.
12. That the owner shall, within five years from the adoption of the ordinance approving the planned unit development, provide to the Jacksonville Area Planning Board and the City Council, in writing, evidence of commencement of construction in accordance with the plans and schedules originally submitted to the Jacksonville Area Planning Board. Failing such evidence, the approval of the planned unit development shall be invalid and no further development shall be permitted under same.
13. That the development shall proceed generally in accordance with the site plan approved as part of application subject to regulations contained in Part 7, Chapter 708 of the Ordinance Code (PUD).

**PUD Ord. 2001-0228 was approved with the following conditions:**

1. Sidewalks shall be installed pursuant to City standards with the exception of the sidewalk that abuts the I-95 right-of-way. In this area of the right-of-way of Freedom Commerce Parkway only, one sidewalk shall be required on the west side of the same as approved by the Planning and Development Department.
2. The landscaping shall meet the more restrictive requirements of either Part 12, Landscaping Regulations of the Zoning Code, or Attachment “L” of the written description.
3. In addition to the standards included in the written description, the signage shall meet the requirements of the attached Revised Exhibit C.

**The Planning & Development Department has reviewed the conditions of the enacted ordinance and does not recommend forwarding any of the conditions as they related specifically to the proposed project at the time.**

**CRITERIA FOR REVIEW**

Pursuant to the provisions of Section 656.125 of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria of an application for rezoning to Planned Unit Development.

***(A) Is the proposed zoning district consistent with the 2045 Comprehensive Plan?***

Yes. The Planning and Development Department finds that the subject property is located in the Multi-Use (MU) pursuant to FLUE SSP 4.3.6 and Community/General Commercial (CGC) land use categories. However, there is a companion Application for Large-Scale Land Use Amendment to the Future Land Use Map Series (**L-5967-24A**) that seeks to amend the site to Residential-Professional-Institutional (RPI) (**Ordinance 2025-0003**).

The approximately 71.76-acre subject site is part of the built-out Freedom Commerce Center Development of Regional Impact (DRI) and is currently developed with office and parking uses. The site is located in the Suburban Development Area, the Southeast Planning District and within the boundaries of Council District 11. The site is located south of Baymeadows Road and west of Interstate-95 with road frontage on Baymeadows Road, Freedom Commerce Parkway, Dix Ellis Trail, Prominence Parkway, Liberty Ridge Drive and Freedom Commerce Trail. Baymeadows Road is a minor arterial roadway while the other roadways that are part of the site are unclassified.

The applicant is proposing a PUD-to-PUD rezoning to allow for the development of office and multi-family residential uses. A companion land use amendment on this site from Multi-Use (MU) subject to Policy 4.3.6 and Community General Commercial (CGC) to Residential Professional Institutional (RPI). Approximately 17 acres of the subject sites that are currently in the Multi-Use (MU) land use category and subject to Future Land Use Element (FLUE) Policy 4.3.6 for the Freedom Commerce Center DRI. The Freedom Commerce Center DRI has passed the DRI buildout date of December 15, 2023. The DRI will expire in 2026. Any impact from new development on the property is subject to the Mobility Fee System.

Residential Professional Institutional (RPI) is a category primarily intended to accommodate residential, office, and institutional uses. RPI in the Suburban Area is intended to provide low to medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood 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.

Single use developments in RPI shall be limited to residential, institutional, restaurant or office uses, unless the following requirement is met: 50 percent of the contiguous RPI category within one quarter of a mile radius of the subject site is developed for residential, institutional, restaurant or office use.

RPI in the Suburban Area allows a maximum of 20 units/acre when the development is served with central water and sewer services.

**The proposed PUD Written Description and Site Plan are consistent with the allowed uses and density requirements of the proposed RPI category and the 2045 Comprehensive Plan.**

***(B) Does the proposed rezoning further the goals, objectives and policies of the 2045 Comprehensive Plan?***

Yes. The proposed rezoning to Planned Unit Development is consistent with the 2045 Comprehensive Plan and furthers the following goals, objectives and policies contained herein, including:

**Future Land Use Element:**

**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 1.1.9** Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

**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.

### **Flood Zones**

The western edge portion (approximately 6.01 acres) of the subject site is located within the A Flood Zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The A Flood Zone are areas within the 100-year floodplain or SFHA. Flood insurance is mandatory within the A flood zone. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.



### **Airport Environment Zones**

The site is located within the 500-foot Height and Hazard Zone for Naval Air Station Jacksonville. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

### ***(C) Does the proposed rezoning conflict with any portion of the City's land use Regulations?***

The written description and the site plan of the intended plan of development, meets all portions of the City's land use regulations and furthers their intent by providing specific development standards.



Pursuant to the provisions of Section 656.341(d) of the Zoning Code, the Planning and Development Department, Planning Commission and City Council (including the appropriate committee) shall evaluate and consider the following criteria for rezoning to Planned Unit Development district:

***(1) Consistency with the 2045 Comprehensive Plan***

In accordance with Section 656.129 Advisory recommendation on amendment of Zoning Code or rezoning of land of the Zoning Code, the subject property is within the following functional land use category as identified in the Future Land Use Map series (FLUMs): Multi-Use pursuant to FLUE Site Specific Policy 4.3.6 and Community/General Commercial (CGC). There is a companion Application for Large-Scale Land Use Amendment to the Future Land use Map Series **2025-0003 (L-5967-24A)** that seeks to amend 71.76± acres to Residential-Professional-Institutional (RPI). The Planning and Development Department finds that the proposed PUD is consistent with the 2045 Comprehensive Plan, as evaluated in Criteria (B).

***(2) Consistency with the Concurrency Mobility and Management System***

Pursuant to the provisions of Chapter 655 Concurrency and Mobility Management System of the Ordinance Code, the development will be required to comply with all appropriate requirements of the Concurrency and Mobility Management System (CMMSO) prior to development approvals.

**This development is subject to mobility fee review and Pursuant to Policies 4.1.4, 4.1.5, and 4.1.8 of the Transportation Element of the 2045 Comprehensive Plan.**

***(3) Allocation of residential land use***

This proposed Planned Unit Development request to permit 753,000 square feet of commercial and office space, and up to 1,435 multi-family residential units. Moreover, this proposed development will not exceed the projected holding capacity reflected in Table L-20, Land Use Acreage Allocation Analysis For 2045 Comprehensive Plan's Future Land Use Element, contained within the Future Land Use Element (FLUE) of the 2045 Comprehensive Plan.

***(4) Internal compatibility***

This proposed PUD is consistent with the internal compatibility factors. An evaluation of the internal compatibility of a proposal Planned Unit Development shall be based on the following factors:

**The existence or absence of, and the location of open spaces, plazas, recreational areas and common areas:** The Developer shall provide recreational areas and facilities suitable and compatible with the lifestyle and product type for Prominence. The recreational facilities will include amenities within each Multiple-family residential complex and a pedestrian network

comprised multi-use pathways and sidewalks that traverse the Subject Property.

The active recreation/amenities for subdivisions shall be provided at a ratio of a minimum of one hundred-fifty (150) square feet of recreation area per Multiple-family dwelling unit.

**The use of existing and proposed landscaping:** Landscaping and tree protection shall be provided in accordance with the Jacksonville Ordinance Code, with the following additional and superseding provisions. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD development parcels. For individual uses, which may own their sites in fee simple, required landscaping may be provided “off-site” within other development parcels and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

Section 656.1216 of the Zoning Code requires buffers for uncomplimentary land uses and zones. Due to the compact multi-use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

A ten (10) foot buffer shall be provided between public rights-of-way and Vehicle Use Areas. Parking space depth along the perimeter vehicle use area buffer may be reduced from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth is added to the width of the landscape buffer.

**The treatment of pedestrian ways:** Pedestrian access will be provided by an interconnected network of sidewalks installed in accordance with the 2045 Comprehensive Plan. The preferred location for pedestrian crossings of roadways is at intersections. A multi-use path not less than eight (8) feet in width shall be provided on at least one side of Prominence Parkway and Dix Ellis Trail.

**Traffic and pedestrian circulation patterns:** The Prominence PUD project requests a rezone of the subject property from Planned Unit Development to Planned Unit Development (PUD) to allow for up to 1,435 multi-family residential units and 753,000 sq. ft. of commercial and office space. The project is located on a 71.76 acre site and has associated internal road, parking, public space, stormwater and utilities proposed onsite.

FDOT has programmed capacity improvements in the vicinity of the project site. SR152 (Baymeadows Rd) from Bayberry Rd to SR115 (Southside Blvd) resurfacing, scheduled for completion in 2025 (FPID #: 447123-1). SR152 (Baymeadows Road) from I-95 to Baymeadows Circle East add turn lanes, scheduled for completion by 2035 (FPID #: 440389-2). SR5 (US1/Philips Hwy) from SR152 (Baymeadows Rd) to SR109 (Univ Blvd) resurfacing, scheduled for completion in 2025 (FPID #: 439356-1).

### **Trip Generation**

Table 1 shows the trip generation based on the plan of development using ITE's *Trip Generation Manual, 11<sup>th</sup> Edition*.

**Table 1**

Land Use	ITE Code	Size	Units	Daily Trips	AM Peak Trips	PM Peak Trips
Multifamily Housing (Low-Rise) – Not Close To Rail	220	1,435	Dwelling Units	9,274	468	638
Shopping Center (>150k)	820	753,000	Sq. Ft.	25,525	578	2,415

### **Roadway Capacity**

Table 2 shows the maximum level of service and peak hour volume for SR 152 and SR 5 according to FDOT's *Florida State Highway System Level of Service Report*, dated May 2024.

**Table 2**

County	Road	Segment ID	FDOT LOS Standard	Maximum Service Volume	2022 Peak Hour Volume	2022 Peak LOS	2028 Peak Hour Volume	2028 Peak LOS
Duval	SR-152 / Baymeadows Rd	20,935	D	3,290	3,780	F	4,005	F
Duval	US-1 / SR-5 / Phillips Hwy	21,021	D	3,290	3,600	F	4,103	F

The segments mentioned in Table 2 are not anticipated to have adequate capacity to accommodate the trips generated from the development at the target Level of Service (LOS) standard in 2028. The City should consider implementing additional strategies to mitigate transportation impacts on this affected State facility.

The application was routed to the Transportation Planning Division and the following were comments received:

The subject site is approximately 71.76 acres and is located south of Baymeadows Road (SR-152), a minor arterial roadway, west of Interstate 95 South (I-95), and east of Phillips Highway (US-1), a principal arterial. Baymeadows Road between Phillips Highway and I-95 is currently operating at 115% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 42,000 vpd. Phillips Highway between Baymeadows Road and I-95 is currently operating at 109% of capacity. This segment currently has a maximum daily capacity of vehicles per day of 36,600 (vpd) and average daily traffic of 40,000 vpd.

The applicant requests 1,435 townhomes (ITE Code 220) which could produce 9,672 daily trips.

The application was also routed to the City's Traffic Engineering and the following were comments received:

- Alleys shall meet the requirements given in City of Jacksonville Code of Ordinances Section 654.106 and 654.116.
- Alleys shall not be dedicated to the City of Jacksonville for maintenance.
- Townhomes with rear garage alley access shall be designed such that vehicles can physically enter and exit the garage. With a 3' rear yard between the garage and the edge of the alley and a 12' wide alley, this will likely not be possible.
- A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

#### ***(5) External Compatibility***

Based on the written description of the intended plan of development and site plan, the Planning and Development Department finds that external compatibility is achieved by the following:

**The type, number and location of surrounding external uses:** The subject site is approximately 71 acres located on the southwestern quadrant of the I-95 and Baymeadows interchange and developed with a mix of residential, hotel and office type uses. The property is surrounded by wetlands to the west and south and I-95 to the east and commercial uses to the north along Baymeadows Road.

**The Comprehensive Plan and existing zoning on surrounding lands: The adjacent uses, zoning and land use categories are as follows:**

Adjacent Property	Land Use Category	Zoning District	Current Use
North	CGC	PUD 1974-0982 PUD 2022-0530	Multi-family residential, gas station, church
South	MU	PUD 2001-0228	Vacant, wetlands
East	CGC/LI	IL PUD 2022-0528 PUD 1974-0982	Warehouse, multi-family residential
West	CSV	PUD 2001-0228	Vacant, wetlands

#### ***(6) Intensity of Development***

The proposed development would be consistent with the proposed Residential Professional Institutional (RPI) land use category. The PUD is appropriate at this location and is consistent with the surrounding uses, which include multi-family residential and varying commercial uses including commercial retail, and churches.

**The availability and location of utility services and public facilities and services:**

JEA issued the following comments per memo dated January 21, 2025: Water, sewer, reclaimed water and electric connections to be consistent with JEA design standards, processes, and procedures. Final project design to meet the JEA Design Standards in effect at the time of construction plan approval.

Additional service and design elements will be addressed following applicant's construction plan review submittal.

**School Capacity:**

Based on the Development Standards for impact assessment, the 71.76± acre proposed PUD rezoning has a development potential of 10,142 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:

**School Impact Analysis**  
**PUD 2025-0004**

**Development Potential: 1,435 Residential Units**

School Type	CSA	2024-25 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats CSA	Adjacent CSA 3, 4, & 5 Available Seats
Elementary	4	5556	82%	170	90%	699	3621
Middle	4	3508	71%	71	70%	1269	-23
High	5	7840	99%	111	91%	545	547
<b>Total New Students</b>				<b>352</b>			

*Total Student Generation Yield: 0.248*

*Elementary: 0.119*

*Middle: 0.050*

*High: 0.078*

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.

SCHOOL	CSA	STUDENTS GENERATED (Rounded) <sub>2</sub>	SCHOOL CAPACITY <sub>3</sub> (Permanent/ Portables)	CURRENT ENROLLMENT 20 Day Count (2024/25)	CURRENT UTILIZATION (%)	4 YEAR PROJECTION
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Beaulerc ES #230	4	170	1041	679	65%	61%
Alfre L. Dupont MS #166	4	71	1462	905	62%	50%
Atlantic Coast HS #268	5	111	2543	2885	113%	94%

**NOTES:**

<sup>1</sup> Attendance school may not be in proposed development's Concurrency Service Area (CSA)

<sup>2</sup> Does not include ESE & room exclusions

<sup>3</sup> Student Distribution Rate

ES-119

MS-050

HS-078

0.248

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 (102,110) by the number of total permitted housing units (411,541) for the same year, generating a yield of 0.248.

***(7) Usable open spaces plazas, recreation areas.***

The recreational facilities will include amenities within each Multiple-family residential complex and a pedestrian network comprised multi-use pathways and sidewalks that traverse the Subject Property. The active recreation/amenities for subdivisions shall be provided at a ratio of a minimum of one hundred-fifty (150) square feet of recreation area per Multiple-family dwelling unit.

***(8) Impact on wetlands***

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands survey has been provided by the City's GIS analysis and applicant's wetlands survey that indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.



***(9) Listed species regulations***

The applicant submitted an Environmental Assessment for the Prominence Infill Redevelopment Project, February 2024 (on file with the Planning and Development Department). According to the reports, evaluation of wildlife habitat was based on the USDA Soils Survey of Duval County, the Florida Land Use Cover and Forms Classification System (FLUCFCS) and traversing habitat types of the application site. Wildlife habitat analysis was geared toward species such as the Gopher Tortoise, Eastern Indigo Snake, Bald Eagle, Wood Stork, Wading Birds, Red-Cockaded Woodpecker and Listed Shorebirds. If a USACE, SJRWMD, FDEP and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are most likely to trigger a request for additional information will depend on the nature of the work being proposed.

The assessment listed various upland and wetland habitat communities found on-site and the potential wildlife species that may utilize those habitats. Development of portions of the existing undeveloped portions of site will alter and impact the existing various habitat communities; to what extent, it is presently not known.

***(10) Off-street parking including loading and unloading areas.***

Parking Requirements. Parking areas will be allowed at the front, side, and rear of buildings. The parking requirements for this development shall be consistent with the requirements of Part 6 of the Zoning Code. Parking will be provided via common surface parking, driveways, and parking garages.

OFF-STREET PARKING REQUIREMENTS			
Type of Use	Number of Spaces		
Office	3 per 1,000 SF GFA		
Apartment (1 bedroom)	1.75 per dwelling unit		
Apartment (2 bedroom)	2 per dwelling unit		
Apartment (owner/operator)	1 per 2 employees		
Duplex/Triplex/Quadplex	2 per dwelling unit		
Townhome	2 per dwelling unit		
Townhome (guests)	1 per 3 dwelling units		

OFF-STREET PARKING SPACE DIMENSIONS			
Type of Space	Min. Width	Min. Depth	Min. Aisle Width
Standard	9 feet	18 feet	24 feet
Compact	8 feet	16 feet	24 feet



- Compact spaces shall not exceed 30% of the total required spaces and shall be clearly differentiated from standard spaces.
- A minimum of two (2) loading spaces per apartment development shall be provided.
- Bicycle parking for Multiple-family residential uses shall be provided at a minimum ratio of 2% of the minimum required off-street vehicular parking.
- Bike racks shall be placed within fifty (50) feet of the main entrance to any recreational facility and office building, as well as the main entrance to each Multiple-family building.
- Multiple-family dwellings and townhomes may contain a two-car garage, a one-car garage, or no garage (park on driveway).

***(11) Sidewalks, trails, and bikeways***

Pedestrian access shall be provided by an interconnected network of sidewalks installed in accordance with the 2045 Comprehensive Plan. The preferred location for pedestrian crossings of roadways is at intersections. A multi-use path not less than eight (8) feet in width shall be provided on at least one side of Prominence Parkway and Dix Ellis Trail.

**SUPPLEMENTARY INFORMATION**

The applicant provided proof of posting on **January 27, 2025** to the Planning and Development Department, that the Notice of Public Hearing signs **were** posted.



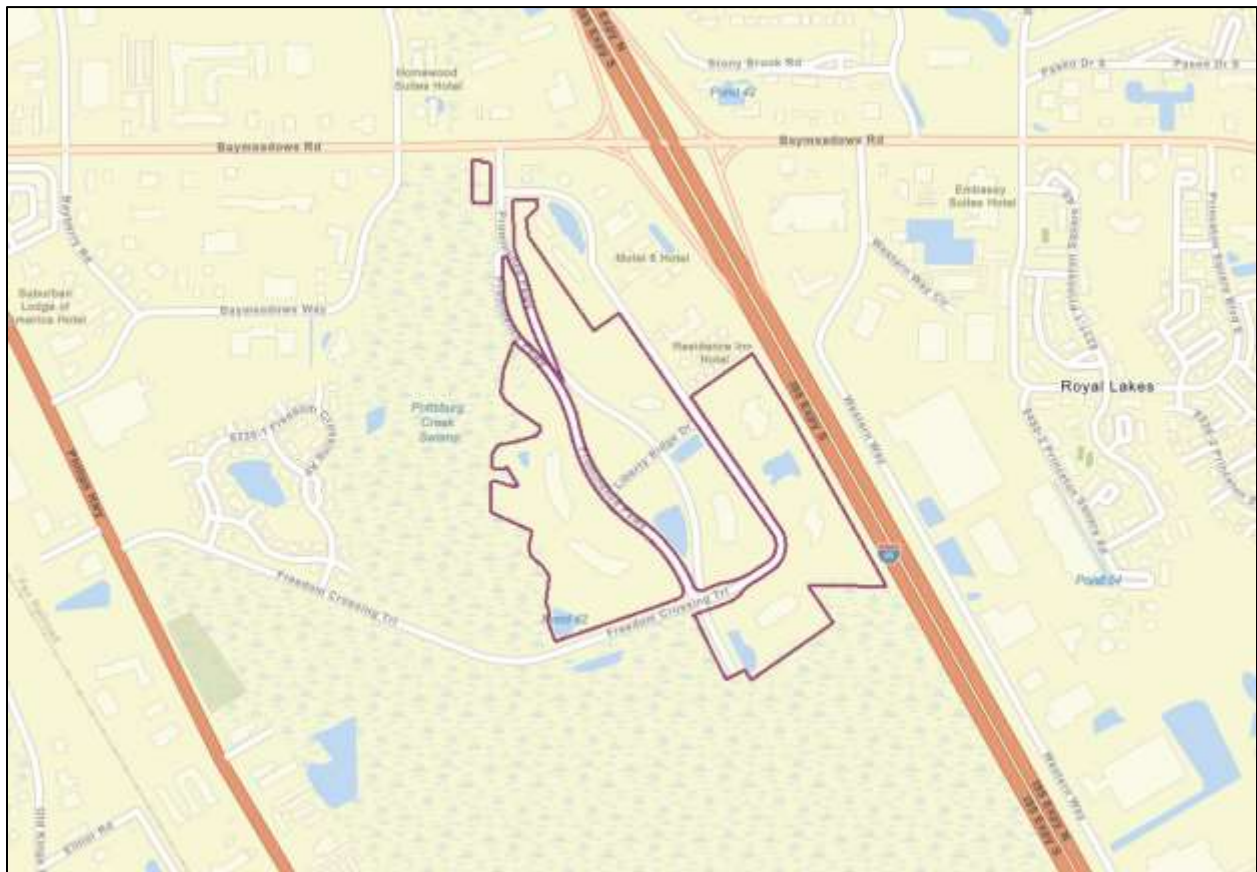
### **RECOMMENDATION**

Based on the foregoing, it is the recommendation of the Planning and Development Department that Application for Rezoning Ordinance **2025-0004** be **APPROVED with the following exhibits:**

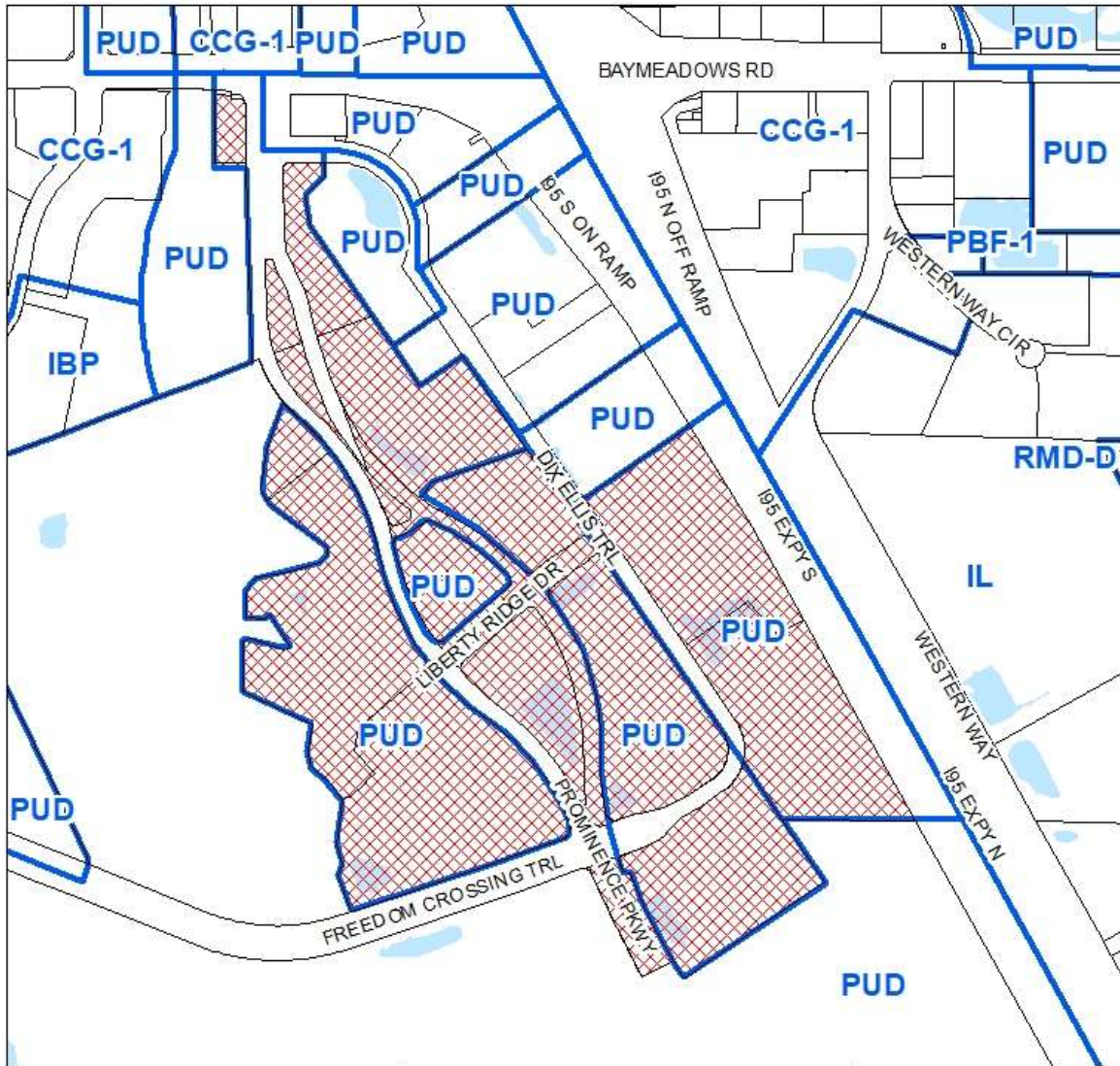
1. The original legal description dated September 5, 2024
2. The original written description dated December 19, 2024
3. The original site plan dated September 5, 2024

Based on the foregoing, it is the recommendation of the Planning and Development Department that the application for Rezoning **2025-0004** be **APPROVED WITH CONDITION.**

1. A traffic study shall be provided at Civil Site Plan Review. The traffic study shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).



**Aerial View of the Subject Property**

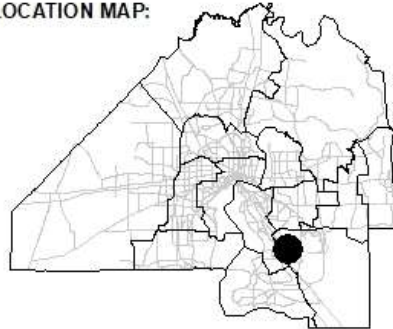


REQUEST SOUGHT:

FROM: PUD

TO: PUD

LOCATION MAP:



0 200 400 800  
Feet

COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2024-5864

EXHIBIT 2  
PAGE 1 OF 1