



A NEW DAY.

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32203
(904) 630-CITY
www.Jacksonville.gov

November 9, 2023

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

RE: Planning Commission Advisory Report / Ordinance No. 2023-707/Application No. L-5848-23C

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

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2023-707 on November 9, 2023.

P&DD Recommendation APPROVE

PC Issues: Three citizens spoke in opposition citing concerns regarding increased traffic, the lack of need for more commercial in the area, commercial encroachment near residential, the need to maintain residential land for housing, and the fact that the signs did not remain posted on the site.

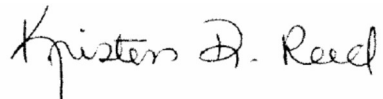
PC Vote: 9-0 APPROVE

Charles Garrison, Chair	Aye
Lamonte Carter	Aye
Amy Yimin Fu	Aye
Julius Harden	Aye
Moné Holder	Aye
Ali Marar	Aye
Michael McGowan	Aye
Jack Meeks	Aye
Tina Meskel	Aye

Planning Commission Report
November 9, 2023
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If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive style with a light gray rectangular background behind it.

Kristen D. Reed, AICP
Chief of Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7837
KReed@coj.net

Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – November 3, 2023

Ordinance/Application No.:	2023-707 / L-5848-23C
Property Location:	0 Atlantic Boulevard, between Sutton Lakes Boulevard and Kernan Boulevard
Real Estate Number(s):	165263-8310
Property Acreage:	3.42 acres
Planning District:	District 2, Greater Arlington / Beaches
City Council District:	District 3
Applicant:	Blair Knighting
Current Land Use:	Low Density Residential (LDR)
Proposed Land Use:	Community/General Commercial (CGC)
Current Zoning:	Planned Unit Development (PUD) and Rural Residential – Acre (RR-Acre)
Proposed Zoning:	Commercial / Community General – 1 (CCG-1)
Development Boundary:	Suburban Area
RECOMMENDATION:	APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Please See Exhibit D for justification. (Attachment A)

BACKGROUND

The 3.42 acre subject site is located along the south side of Atlantic Boulevard (US 90A), a principal arterial road, between Sutton Lakes Boulevard, an unclassified road, and Kernan Boulevard, a minor arterial road. The applicant is proposing a Future Land Use Map (FLUM) amendment from Low Density Residential (LDR) to Community/General Commercial (CGC) to allow for commercial development. The applicant is also proposing a companion rezoning from Planned Unit Development (PUD) and Rural Residential – Acre (RR-Acre) to Commercial / Community General - 1 (CCG-1), which is pending concurrently with this application, pursuant to Ordinance 2023-708.

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

North: Land Use: CGC, PBF, and BP
 Zoning: PUD and PBF-3
 Property Use: Commercial, undeveloped

South: Land Use: LDR
 Zoning: RR-Acre and PUD
 Property Use: Undeveloped

East: Land Use: LDR and RPI
 Zoning: RR-Acre, PUD
 Property Use: Undeveloped, single-family

West: Land Use: CGC and MDR
 Zoning: PUD
 Property Use: Undeveloped, single-family

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.

Impact Assessment Baseline Review

Development Analysis		
Development Boundary	Suburban Area	
Roadway Frontage Classification / State Road	Atlantic Boulevard – Major Arterial / (SR-10)	
Plans and/or Studies	Greater Arlington / Beaches Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: Commercial
Land Use / Zoning	Current: LDR / PUD and RR-Acre	Proposed: CGC / CCG-1
Development Standards for Impact Assessment	Current: 5 Dwelling Units / Acre	Proposed: Scenario 1: 0.35 FAR Scenario 2: 15 DU/Acre
Development Potential	Current: 17 DUs	Proposed: Scenario 1: 52,446 Sq. Ft. Scenario 2: 51 DUs
Net Increase/Decrease in Maximum Density	<u>Scenario 1:</u> Decrease of 17 DUs <u>Scenario 2:</u> Increase of 34 DUs	

Development Analysis	
Net Increase/Decrease in Potential Floor Area	<u>Scenario 1:</u> Increase of 52,446 Sq. Ft. <u>Scenario 2:</u> No change
Population Potential	Current: 45 people Proposed: <u>Scenario 1:</u> Not applicable <u>Scenario 2:</u> 119 people
Special Designation Areas	
Aquatic Preserve	No
Evacuation Zone	No
Airport Environment Zone	150 foot height zone – Craig Executive Airport
Industrial Preservation Area	No
Cultural Resources	No
Archaeological Sensitivity	Low, Medium, High
Historic District	No
Coastal High Hazard Area	No
Adaptation Action Area	No
Groundwater Aquifer Recharge Area	0-4 inches
Wellhead Protection Zone	No
Boat Facility Siting Zone	No
Brownfield	No
Public Facilities	
Potential Roadway Impact	Scenario 1: 1,886 net new daily trips Scenario 2: 184 net new daily trips
Potential Public School Impact	11 new students
Water Provider	JEA
Potential Water Impact	Scenario 1: decrease of 1,900 gallons per day Scenario 2: increase of 7,463 gallons per day
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: decrease of 1,425 gallons per day Scenario 2: increase of 5,597 gallons per day
Potential Solid Waste Impact	Scenario 1: increase of 39 tons per year Scenario 2: increase of 88 tons per year
Drainage Basin/Sub-basin	Intracoastal Waterway / Hogpen Creek
Recreation and Parks	Leonard Abess Park
Mass Transit Access	JTA Route 10 – Along Atlantic Boulevard
Natural Features	
Elevations	29-37 feet

Development Analysis	
Land Cover	4410: Pine plantation 6250: Hydric pine flatwoods
Soils	22: Evergreen-Wesconnett complex 35: Lynn Haven Fine Sand 81: Stockade Fine Sandy Loam
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).

The applicant has provided a JEA Availability Letter, dated August 21, 2023, as part of the companion rezoning application. According to the letter, there is an existing 16-inch water main within the Atlantic Boulevard Right of Way. JEA does not have a sewer main abutting the property and the project will require a sewer main extension from an existing force main, approximately 350 feet west of the property. The letter also lists special conditions for connection to sewer service, including the design and construction of an onsite, privately owned and maintained pump station and a dedicated JEA force main.

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Transportation

The subject site is 3.42 acres and is accessible from Atlantic Blvd (US 90A), an Urbanized Arterial facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 2. The applicant proposes to change the existing land use from Low Density Residential (LDR) to Community General Commercial (CGC).

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with the most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

Transportation Element

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Objective 2.4 The City shall 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 may result in 160 daily trips, depending on the scenario. If the land use is amended to allow for this proposed CGC development, this could result in 2,046 or 344 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in 1,886 or 184 net new daily trips when compared to the existing land use. The Transportation Planning Division recommends ongoing coordinating efforts with the City of Jacksonville Traffic Engineer and FDOT to determine if a traffic operational analysis is needed.

Table A
Trip Generation Estimation Scenarios

Existing Land Use-Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
LDR	210	17 MF DUs	T = 9.43 (X)	160	0	160
Existing Scenario Total						160
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	52,446 SF	T = 54.45(X) /1000	3,541	1,416	2,125
Proposed Scenario-1 Total						2,046
CGC	220	51MF DUs	T = 6.74 (X)	344	0	344
Proposed Scenario-2 Total						344
Scenario 1 Difference in Daily Trips						1,886
Scenario 2 Difference in Daily Trips						184

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

School Capacity

The 3.42 acre proposed land use map amendment has a development potential of 51 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-5848-23C
 Requested By: Sam Roberts
 Reviewed By: W. Randall Gallop
 Due: 10/16/2023

Analysis based on maximum dwelling units: 51

School Type	CSA ¹	CURRENT ENROLLMENT 20 Day Count (2022/23)	CURRENT UTILIZATION (%)	NEW STUDENT GENERATION ²	5-YEAR UTILIZATION (%)	AVAILABLE SEATS - CSA ³	ADJACENT CSAs 3 & 4 AVAILABLE SEATS
Elementary	5	0,230	0+%	6	00%	060	2,252
Middle	5	2,257	00%	2	69%	145	953
High	5	7,617	90%	3	92%	334	402
Total New Students				11			

NOTES:
¹ Proposed Development's Concurrently Service Area (CSA)

² Student Distribution Rate
 ES-175
 MS-051
 HS-074
 0.230

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year generating a yield of 0.250.

³ Available CSA seats include current reservations

The 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: C01 FDD: Baseline Checklist Review

Proposed Name: L-5848-23C
 Requested By: Sam Roberts
 Reviewed By: W. Randall Gallop
 Due: 10/13/2023

Analysis based on maximum dwelling units: 51

SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ²	SCHOOL CAPACITY ³ (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2023/24)	CURRENT UTILIZATION (%)	4 YEAR PROJECTION
Waterleaf #160	5	6	862	673	78%	82%
Kernan Middle #7/9	5	2	1151	1142	99%	98%
Sandalwood #237	5	3	2851	2725	96%	95%
		11				

NOTES:

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

² Student Distribution Rate

ES-.125
 MS-.051
 HS-.074

0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Dural County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

³ Does not include ESF & room exclusions

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low, medium, 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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Craig Executive Airport. Zoning will limit development to a maximum height of 150 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).

Future Land Use Element

Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not

exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

Aquifer Recharge

The site is located within an area identified as being in the 0 to 4 inch per year aquifer recharge area. This range is below the threshold of 12 inches or more per year which would constitute a prime recharge area as defined in the Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR). Prime aquifer recharge areas are the primary focus of groundwater resource protection. However, development resulting from the proposed land use amendment will be reviewed during the site plan review and permitting process for compliance with the land development regulations that have been established to protect groundwater resources. Such regulations address issues such as drainage systems, septic systems, and landscape/irrigation regulations.

Infrastructure Element – Aquifer Recharge Sub-Element (IE-AR)

Policy 1.2.3 The City shall continue to coordinate with the SJRWMD and utilize the best available resources and information including the latest update of the Floridan Aquifer Recharge GIS grid coverage to protect the functions of the natural groundwater aquifer recharge areas and to discourage urban sprawl.

Policy 1.2.7 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridan Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridan Aquifer Recharge GIS grid coverage.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on October 23, 2023, the required notices of public hearing signs were posted. Twenty-two (22) 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 16, 2023. No members of the public attended to speak on the proposed amendment.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness 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 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site

limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Objective 1.6 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.

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 3.1.2 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.

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), Low Density Residential (LDR) is a category intended to provide for low density residential development. Generally, single-family detached housing should be the predominant development typology in this category. The maximum gross density in the Suburban Area shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as provided herein. The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available. The maximum gross density shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

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 to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area. Single-use multi-family development is permitted when 50 percent or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. Multi-family developments that do not comply with the single-use provisions shall provide a mix of uses within the development site and multi-family uses shall not exceed 80 percent of a development.

The applicant is proposing a change from LDR to CGC to allow for commercial development for a site that is in the Suburban Development Area and that abuts an arterial road. The amendment site is an area of uplands surrounded by wetlands. While the site is surrounded by LDR on three sides, the LDR that directly abuts the proposed amendment to the west, south, and east is all wetlands, which provides a natural buffer between the surrounding residential along the south side of Atlantic Boulevard (SR-10) and the subject site. The north side of Atlantic Boulevard is a commercial corridor. The proposed amendment would allow for an extension of the existing commercial uses north of the site, while still providing adequate protections to the nearby residential neighborhoods. Therefore, the amendment is consistent with FLUE Goals 1 and 3, and Policies 1.1.21, 1.1.22, and 3.1.2.

Consistent with FLUE Policy 1.2.8, the applicant has provided a JEA Availability Letter, dated August 21, 2023, as part of the companion rezoning application. According to the letter, there is an existing 16-inch water main within the Atlantic Boulevard Right of Way. JEA does not have a sewer main abutting the property and the project will require a sewer main extension from an existing force main, approximately 350 feet west of the property. The letter also lists special conditions for connection to sewer service, including the design and construction of an onsite, privately owned and maintained pump station and a dedicated JEA force main.

The proposed small-scale amendment would increase the amount of commercially designated land available to further meet the goal of meeting or exceeding the amount of land required to accommodate anticipated growth. Additionally, the property is underutilized land in the Suburban Development Area which has access to centralized water and sewer services. Development of this site is considered infill development. Thus, the proposed amendment is consistent with FLUE Objective 1.6 and Policy 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 Greater Arlington / Beaches Vision Plan. The plan does not identify specific recommendations for the subject site. However, Guiding Principle 2.2 of the plan states “Revitalize and redevelop, while safeguarding and advancing neighborhood character.” The proposed amendment would allow for the development of a new commercial use along Atlantic Boulevard, an existing commercial corridor, while the location of the site also offers natural buffers to protect the surrounding neighborhoods. Additionally, the site would only be accessible from Atlantic Boulevard, protecting the neighborhoods from any additional traffic generated by the proposed commercial use.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Regional Transportation Subject Area:

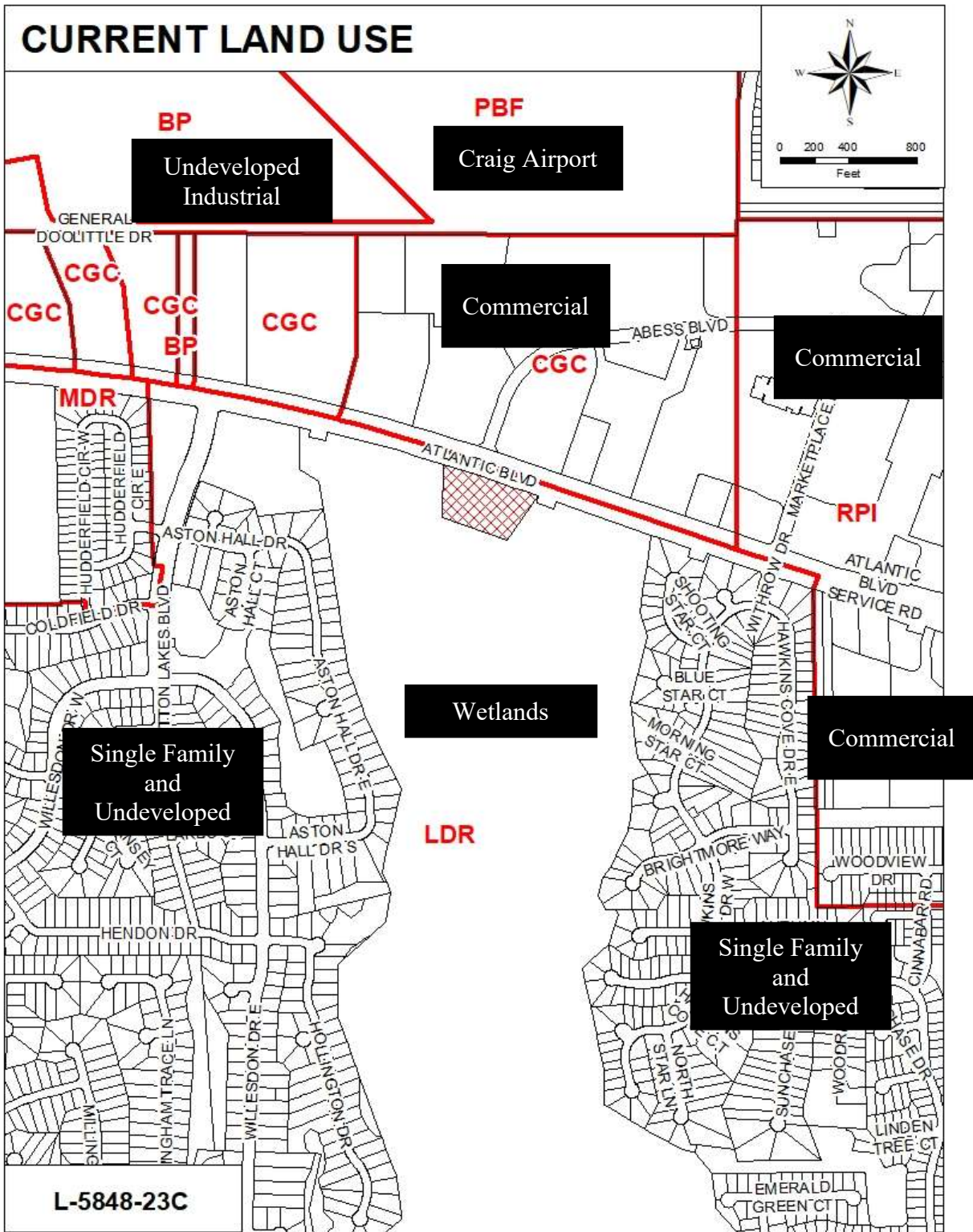
Objective: Integrated planning: The link between land use, resources, and mobility

Policy 4: The Region supports strategies identified by the Regional Community Institute as they worked on First Coast Vision, including:

- Maintenance of a diversity of land use in the Region.
- Infill and redevelopment.

The proposed land use amendment would increase opportunities for commercial development, helping to maintain a diversity of land use in the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

LAND USE AMENDMENT
FIELD / LOCATION / CURRENT LAND USE MAP



Attachment A – Applicant’s Justification



Justification for the Land Use Amendment

This small-scale land use amendment is requesting the modification of approximately 3.44 acres from the Low Density Residential (LDR) to Community General Commercial (CGC) designation. This Future Land Use Map amendment is necessary for the property to be utilized as the highest and best use as a commercial development.

The existing LDR designation limits the property to exclusively residential use. The CGC land use category includes commercial uses with very high vehicle trip counts such as shopping centers, restaurants, and filling stations. Given the subject property fronts along Atlantic Boulevard, an FDOT principal arterial, the subject property is best suited for commercial development per the CGC land use designation. The subject property is located south of existing CGC land use designation and Planned Unit Development (PUD) zoning, in which commercial development is both approved and existing. Therefore, the requested land use amendment from LDR to CGC is appropriate in this established commercial corridor and will allow compatible commercial development.

The following City of Jacksonville 2045 Comprehensive Plan Policies and Objective justify the request:

Future Land Use Element Policy 1.1.9

Promote the use of Planned Unit Developments (PUDs) 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

A companion rezoning application from RR-Acre and PUD to CCG-1 has been filed along with this proposed land use amendment. The proposed CCG-1 rezoning will permit commercial uses along the established commercial arterial, Atlantic Boulevard. Additionally, the proposed rezoning is in a commercially development area with existing development. Therefore, the proposed project will classify as infill development, thereby fulfilling this policy.

Attachment A (contd) – Applicant’s Justification



Future Land Use Element Policy 1.1.15

Prohibit scattered, unplanned, urban sprawl development without provisions for facilities and services at levels adopted in the Comprehensive Plan in locations inconsistent with the overall concepts of the Future Land Use Element and the Development Areas and the Plan Category Descriptions of the Operative Provisions.

The subject parcel is an infill parcel along a principal arterial. Developing this parcel into a commercial use is not considered urban sprawl and meets the intent of the policy above.

Additionally, many of the policies in the Comprehensive Plan encourage infill development. This parcel serves as a good example of infill development as it is vacant and located in a developed area. Converting the land use from LDR to CGC and ultimately developing this parcel into the proposed commercial use will make it compatible with the surrounding uses while meeting the Comprehensive Plan.

Future Land Use Element Policy 1.1.17

Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.

The subject parcel is located in the Suburban Area (SA) and adheres to the intent of development in this designation. Additionally, the subject parcel is located in a developed area with existing commercial uses and therefore will be considered infill development.

Future Land Use Element Policy 3.2.2

The City shall encourage, through the Land Development Regulations, infill and redevelopment of existing commercial areas in lieu of permitting new areas to commercialize.

The subject parcel is just south of an approved commercial PUD (Villages of Kernan West PUD) that is under Phase 2 construction and also southeast of existing commercial development, including multiple car dealerships. Additional commercial development (Whataburger, RaceTrac, Belk, CineMark, etc.) is northeast of the subject property. Therefore, the subject property meets this policy by proposing commercial development in an existing commercialized area. Additionally, Atlantic Boulevard is an established commercial arterial in which the proposed commercial development is compatible.

Future Land Use Element Objective 1.6

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.

The proposed amendment meets this objective as the parcel is located along Atlantic Boulevard, an FDOT principal arterial. Additionally, the subject parcel will be accessible by an existing median cut. The site is located south of existing and approved commercial development (Atlantic North Shopping Center). Therefore, the proposed land use amendment qualifies as infill development in a location with existing commercial infrastructure, utilities, and public facilities and meets the intent of this policy.