

City of Jacksonville, Florida

Lenny Curry, Mayor

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

November 17, 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. 2022-785/Application No. L-5750-22C

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 2022-785 on November 17, 2022.

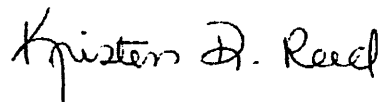
P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	6-0 APPROVE

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

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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, flowing style.

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 – November 10, 2022

Ordinance/Application No.: 2022-785 / L-5750-22C

Property Location: 0 and 14461 Normandy Blvd. North side of Normandy Blvd. (SR 228), approximately 0.5 miles northeast of the corner of Normandy Blvd. and Yellow Water Rd.

Real Estate Number(s): 002313 0090 and 002313 0120

Property Acreage: 21.11 Acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: Paul Harden, Esquire

Current Land Use: Agriculture-IV (AGR-IV)

Development Boundary: Rural Development Area

Proposed Land Use: Community/General Commercial (CGC)

Current Zoning: Agriculture (AGR)

Proposed Zoning: Planned Unit Development (PUD) – 587.25 Acres

Recommendation: **APPROVE**

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To develop a mix of residential and commercial.

BACKGROUND

The 21.11-acre subject site is currently undeveloped. The applicant is proposing a future land use map amendment from Agriculture-IV (AGR-IV) to Community/General Commercial (CGC) in the Rural Development Area and a companion rezoning application from Agriculture (AGR) to Planned Unit Development (PUD) with Ordinance 2022-785. The companion rezoning application is larger and encompasses a total of 587.25 acres that includes, and extends north and west of, the subject site.

The subject site is on the north side of Normandy Boulevard., (SR 228), a major arterial roadway, approximately 0.5 miles northeast of the corner of Normandy Boulevard and Yellow Water Road, a collector road. The uses surrounding the site are primarily single-family residential and undeveloped land.

An amendment to the FLUE was adopted in 2006 via ordinance 2006-1155-E that changed the land use of the surrounding area from AGR-II and AGR-III to Rural Residential (RR). A companion rezoning from AGR to PUD was adopted in 2006 via ordinance 2006-1156-E to permit single-family residential development. Both amendments abutted and did not include the subject site. Since then, the surrounding land has remained undeveloped, as has the site of this proposed land use amendment.

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

North: Land Use: Rural Residential (RR) and Low Density Residential (LDR)
Zoning: Planned Unit Development (PUD)
Property Use: Cleared Land

South: Land Use: Agriculture-IV (AGR-IV) and AGR-III
Zoning: Agriculture (AGR)
Property Use: Single-Family Residential

East: Land Use: AGR-IV, RR, and LDR
Zoning: AGR and PUD
Property Use: Single-Family Residential and Cleared Land

West: Land Use: RR and AGR-IV
Zoning: AGR and PUD
Property Use: Single-Family Residential and Cleared Land

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	21.11 Acres 919,551 sq. ft.	
Development Boundary	Rural Development Area	
Roadway Frontage Classification / State Road	Normandy Blvd. (SR-228) – Major arterial	
Plans and/or Studies	4 – Southwest Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: Mix of residential and commercial
Land Use / Zoning	Current: AGR-IV	Proposed: CGC
Development Standards for Impact Assessment	Current: 1 DU/2.5 Acres	Proposed: Scenario 1: 0.35 FAR Scenario 2: 0.35 FAR and 15 DU/Acre (20% Non-res and 80% Res)
Development Potential	Current: 8 SF DU	Proposed: Scenario 1: 321,843 sq. ft. Scenario 2: 64,368 sq. ft. and 253 MF DU
Net Increase or Decrease in Maximum Density	Scenario 1: Decrease of 8 DU Scenario 2: Increase of 245 DU	
Net Increase or Decrease in Potential Floor Area	Scenario 1: Increase of 321,843 sq. ft. Scenario 2: Increase of 64,368 sq. ft.	
Population Potential	Current: 21 People	Proposed: Scenario 1: N/A Scenario 2: 594 People
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	No	
Airport Environment Zone	150' – Cecil Field	
Industrial Preservation Area	No	
Cultural Resources	None	
Archaeological Sensitivity	Low and High	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	0-4 Inches	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	

Development Analysis		21.11 Acres 919,551 sq. ft.
Public Facilities		
Potential Roadway Impact	Scenario 1: 9,096 Net New Daily Trips Scenario 2: 4,278 Net New Daily Trips	
Potential Public School Impact	Increase of 61 students	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Increase of 13,964 gpd Scenario 2: Increase of 60,545 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Scenario 1: Increase of 10,473 gpd Scenario 2: Increase of 45,409 gpd	
Potential Solid Waste Impact	Scenario 1: Increase of 494 tons per year Scenario 2: Increase of 739 tons per year	
Drainage Basin/Sub-basin	Major Basin: Brady/Yellow Branch Sub Basin: Yellow Water Creek and Unnamed Stream	
Recreation and Parks	Sal Taylor Creek Preserve	
Mass Transit Access	None	
Natural Features		
Elevations	67' to 78'	
Land Cover	1180: Residential, rural – one unit on 2 or more acres 4340: Upland mixed coniferous/hardwood	
Soils	2: Albany Fine Sand, 0% to 5% Slopes 14: Boulogne Fine Sand, 0% to 2% Slopes 51: Pelham Fine Sand, 0% to 2% Slopes 63: Sapelo Fine Sand, 0% to 2% Slopes 67: Surrency Loamy Find Sand, 0% to 2% Slopes, Frequently Flooded	
Flood Zones	No	
Wetlands	Yes – 2.22 acres – Category III	
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).

A JEA letter of availability was provided with the application. There is an existing 20-inch water main along Normandy Boulevard. There is also an existing 16-inch sewer force main along Normandy Boulevard. JEA provided the following special conditions:

A master sewer utility plan is required. A master pump station is required for development to limit the connections to the existing force main. Connection to the JEA-owned sewer system for the project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" diameter).

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 service is available to the site. New septic tanks in this area may be permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Transportation

The subject site is 21.11 acres and is accessible from Normandy Blvd (SR 228), a major facility. The proposed land use amendment is located within the Rural Development Area and Mobility Zone 6. The applicant proposes to change the existing land use from Agriculture-IV (AGR-IV) to Community/Commercial General (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 75 daily trips. If the land use is amended to allow for this proposed CGC development, this will result in 9,171 or 4,353 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in 9,096 or 4,278 net new daily trips when compared to the existing land use. SR 228 is subject to FDOT review and access management requirements. 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**

Current Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
AGR-IV	210	8 SF DUs	T = 9.43 (X)	75	0	75
<i>Existing Scenario Total</i>						75
Proposed Land Use Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	820	321,843 SF	T = 37.01 (X) /1000	11,911	2,740	9,171
<i>Proposed Scenario 1 Total</i>						9,171
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	821	64,368 SF	T= 67.52 (X) /1000	4,346	1,738	2,608
CGC-R	220	253 MF DUs	T=6.74 (X)	1,705	0	1,750
<i>Proposed Scenario 2 Total</i>						4,353
Scenario 1 Difference in Daily Trips						9,096
Scenario 2 Difference in Daily Trips						4,278

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

School Capacity

The Planning and Development Department determined that the proposed amendment for Community/General Commercial (CGC) has the development potential under scenario 1 as 100% non-residential and under scenario 2 as 80% residential with 20% non-residential uses. Under scenario 2 the proposed amendment could result in development of 253 multi-family dwelling units.

The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent

capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

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

Application Review Request: COJ PDD: School Impact Analysis
 Proposed Name: L-5750-22C North Normandy
 Requested By: Ed "Luke" Lukacovic / Eric Hinton
 Reviewed By: Shalene R. Estes
 Due: 10/7/2022

Analysis based on maximum dwelling units: 253

School Type	CSA ¹	2021-22 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 1&2
Elementary	8	5,659	78%	31	85%	2,239	10,435
Middle	7	1,109	67%	12	68%	358	791
High	8	2,633	87%	18	64%	64	2,176
				Total New Students	61		

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Available CSA seats include current reservations

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.

The analysis of the proposed development reveals no deficiency for school capacity within the CSA and adjacent CSAs. Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office.

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

Supplemental School Information

The following additional information regarding the capacity of the assigned neighborhood schools is provided by the Duval County School Board. This information 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: COJ PDD: Baseline Checklist Review Proposed Name: L-5750-22 C North Normandy Requested By: Ed "Luke" Lukacovic / Eric Hinton Reviewed By: Shalene B. Estes Due: 10/7/2022 Analysis based on maximum dwelling units: 253						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2021/22)	% OCCUPIED	4 YEAR PROJECTION
Mamie Agnes Jones ES #236	1	31	455	346	76%	68%
Baldwin MS #38	1	12	1003	1328	132%	119%
Baldwin HS #38	1	18	1003	1328	132%	119%
		61				

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.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for the Cecil Field. Zoning will limit development to a maximum height of less than 150', 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 2.5 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.

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 protections. 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

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian 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 Floridian Aquifer Recharge GIS grid coverage.

Wetlands

An included wetlands delineation map indicates the existence of wetlands on the subject site. Based on the information noted below, the proposed rezoning may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

- Approximate Size: 2.22 acres
- General Location(s): The southern portion of the property that abuts Normandy Blvd. and near the northern portion of the property.
- Quality/Functional Value: The wetland has a low functional value for water filtration attenuation and flood water storage capacity due to its isolation and size. In addition the wetland has no clear or significant impact on the City's waterways.
- Soil Types/ (51) Pelham fine sand, depressional, 0 to 2 percent slopes
(66) Surrency loamy fine sand, depressional, 0 to 2 percent slopes
The Pelham and Surrency soil series consists of nearly level, very poorly drained soils. These soils form in thick sandy and loamy marine sediments.
- Wetland Category: Category III
- Consistency of Permitted Uses: Uses permitted within Category III wetlands are subject to CCME Policies 4.1.3 and 4.1.6
- Environmental Resource Permit (ERP): Not provided by applicant.
- Wetlands Impact: Insufficient information to determine impacts.
- Associated Impacts: No impacts.

Conservation/Coastal Management Element

CCME Policy 4.1.3

The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

- (a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and
- (b) No net loss

Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

- i the habitat of fish, wildlife and threatened or endangered species,
 - ii the abundance and diversity of fish, wildlife and threatened or endangered species,
 - iii the food sources of fish and wildlife including those which are threatened or endangered,
 - iv the water quality of the wetland, and
 - v the flood storage and flood conveyance capabilities of the wetland;
- (c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and
 - (d) Stormwater quality

In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

- i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and
 - ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems
- (e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and
 - (f) Hydrology

The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.6

The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture
such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

PROCEDURAL COMPLIANCE

Sixteen (16) 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 31, 2022, via ZOOM Virtual Meeting. One member of the public attended to better understand the proposed use for the property. She asked the applicant what uses were being contemplated for the subject site. The applicant responded that a commercial developer has not been hired to develop the site yet. The applicant was also asked if the land use change would change any entitlements on the landowner's property. Lastly, the landowner asked about potential development buffers and timelines. The applicant took the landowner's contact information and committed to providing her the information she had questions about.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies Future Land Use Element (FLUE)

Development Area

Rural Area (RA): The RA consists of all lands outside of the Suburban Area and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in this element. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

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.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

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

- A. Fosters vibrant, viable communities and economic development opportunities;
- B. Addresses outdated development patterns;
- C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

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

- Policy 1.1.20 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 2030 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.
- 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.
- 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 3.1.17 The City shall, through Land Development Regulations, require higher density residential development and supporting commercial facilities to locate on major arterial or collector roads used for mass transit routes, and in proximity to major employment areas in order to ensure the efficient use of land, public facilities, and services, and transportation corridors.
- Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.1 The City shall promote development of commercial and light / service industrial uses in the form of nodes, corridor development, centers, or parks.
- 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.

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 (FLOUE), the Agriculture (AGR) land use category is intended to provide for agricultural uses and to preserve the existing rural character of outlying areas of the City where full urban services and facilities will not be provided by the City during the planning time frame. Accordingly, the principal activities allowed in these categories are agriculture and related uses.

The Community/General Commercial (CGC) land use category is 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. Plan amendment requests for CGC in the Rural Area are discouraged because they would potentially encourage urban sprawl.

The applicant is proposing a future land use map amendment from Agriculture-IV (AGR-IV) to CGC to allow for residential and commercial development of the property, which has access to central sewer and water. This 21.11-acre land use amendment is part of a larger request for the rezoning of a total of 587.25 acres, called the Revised Bridle Creek PUD, which provides for a mix of residential and commercial uses. The proposed companion PUD rezoning allows for an opportunity to offer innovative site design techniques, consistent with FLUE Policy 1.1.12.

While the locational criteria of the CGC land use category states that amendments to CGC within the rural development area should be discouraged, the subject site is located on Normandy Blvd., which is classified as a major arterial roadway. As defined in the Future Land Use Element (FLUE), development within the Rural Development Area may occur providing that it is consistent with the Operational Provisions and the Land Use Category Descriptions. Consistent with the locational criteria of the operative provisions in the FLUE and Policy 1.1.20 as defined in the FLUE, the proposed amendment would not encourage urban sprawl due to its location on a major roadway corridor. The amendment meets the intent of the CGC land use category description to provide residential and commercial development which serves large areas and a diverse set of neighborhoods in the form of nodes and corridors.

The area immediately surrounding the subject site includes primarily single-family residential and agriculturally designated land. However, there are also non-residential uses including a convenience store and commercial business southwest of the site at the corner of Normandy Blvd and Yellow Water Rd., and townhomes north of the site. The subject site is west of the Cecil Commerce Center, located along Normandy Blvd. Cecil Commerce Center has substantial industrial, warehousing, and commercial components. The proposed amendment from AGR-IV to CGC will provide for additional commercial uses in the area and maintains a balance of uses in the area. For these reasons the proposed amendment is consistent with FLUE Policies 1.1.5 and 1.1.21.

This area of the city is also in the process of being further developed therefore the land use amendment is in keeping with the trends in the area. The proposed change would result in a mix of residential and non-residential uses and help to maintain a well-balanced and organized combination of land uses. Therefore, the proposed amendment is consistent with FLUE Goals 1 and 3, Objectives 1.1 and 3.2, and Policies 3.1.17, 3.2.1 and 3.2.7.

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 subject property is located within the boundaries of the Rural Area of the Southwest Jacksonville Vision Plan. The plan recommends the protection of rural character and open spaces in these western areas of the district. Growth and economic activity should be organized in appropriate locations while maintaining the rural character of the area. The Plan provides guidelines to ensure that future commercial activity in the western portion of the district enhances the existing rural character of the area. Buildings and roads should maintain the rural landscape, protect scenic views, and minimize impacts on adjacent properties.

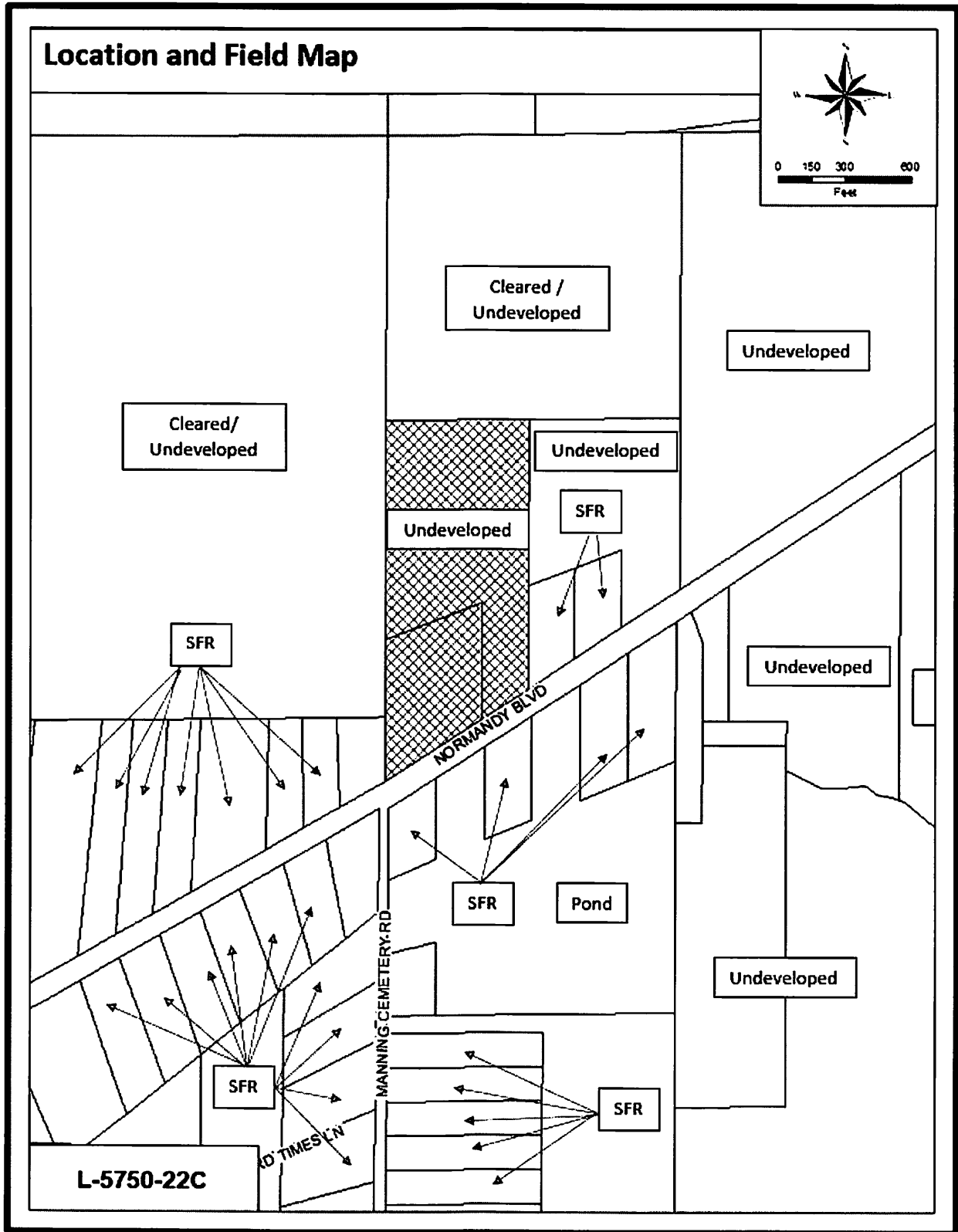
Strategic Regional Policy Plan

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

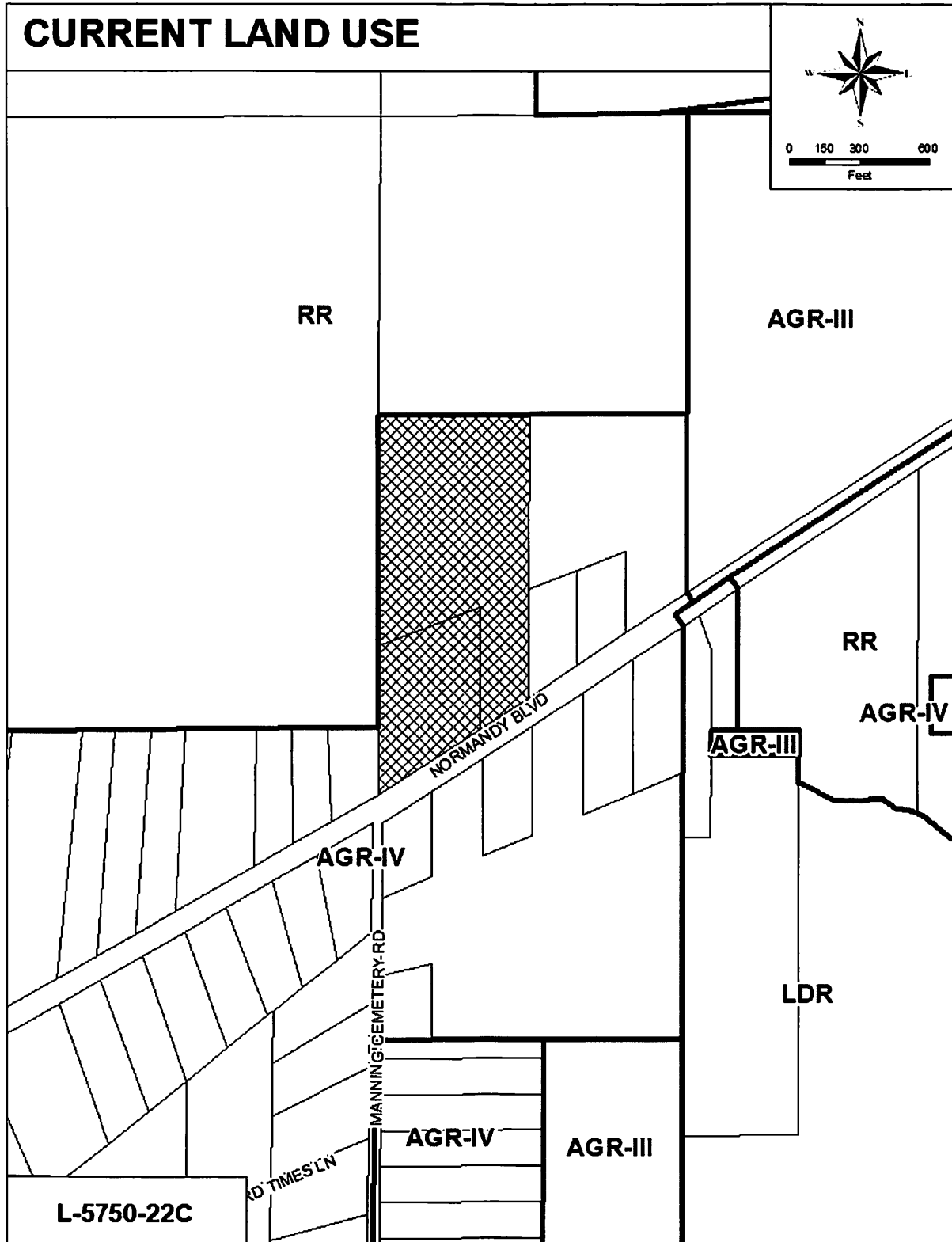
Policy 2 Support the existing base level of facilities and jobs and look for opportunities to increase these sectors and expand existing businesses and services.

The proposed land use amendment promotes an environment that is conducive to the creation of new commercial business thereby providing an opportunity to further local economic growth.

LAND USE AMENDMENT
LOCATION AND FIELD MAP



Current Land Use Map



Wetlands Delineation Map

