

**Report of the Jacksonville Planning and Development Department**

**Application for Change (AFC) to the  
Villages of Argyle Development of Regional Impact (DRI)  
March 15, 2024**

**Ordinance No.:** 2024-143

**General Location of DRI:** The DRI is located in both Duval and Clay Counties, west of Blanding Boulevard and south of I-295.

**Planning District:** District 4, Southwest

**City Council District:** Districts 12 and 14

**Development Area:** Suburban

**Applicant:** Staci Rewis, Esquire

**Requested Action:** This request would create a new Parcel 52 within the DRI and designate this parcel as Multi-Use on the DRI Map H. The DRI phasing, buildout, termination and expiration dates will also be updated consistent with previously approved state of emergency extensions. No change in the total acreage of the DRI is proposed. No increase or decrease in development rights of the DRI is proposed. The proposed Parcel 52 will use existing entitlements of the DRI for development.

***RECOMMENDATION: APPROVE***

**APPLICANT’S JUSTIFICATION FOR THE APPLICATION FOR CHANGE TO THE DRI**

This application proposes to modify the DRI/DO Map H and change the Property designation from Hunting Preserve to Mixed Use and designate the property on Map H as Parcel 52. The property is proposed to be developed with multi-family and ancillary (e.g. clubhouse, pool, etc.) uses. The Property is currently underutilized and vacant, and this proposed development will help respond to market demand within this portion of the City. In addition, the proposed multi-family development will be integrated into the mixed-use Village of Argyle Project. The Property is within the Middleburg Village of the AFI Affiliated Villages portion for the DRI. Middleburg Village is the central retail and business core of the Villages of Argyle. The proposed development of the property will provide multi-family uses in close proximity to the DRI retail and business hub and further mix of uses within the DRI.

## **BACKGROUND**

The Villages of Argyle Development of Regional Impact (DRI) is over 8,000 acres in size and includes a mix of uses with Commercial, Office, Residential and a small area of Light Industrial. The DRI is located in both Duval and Clay Counties, south of I-295 with Blanding Boulevard along the eastern boundary and Cecil Commerce Center Parkway (SR 23) running north/south through the middle of the DRI.

This request would create a new Parcel 52 within the DRI and designate this parcel as Multi-Use on the DRI Map H. Companion Ordinance 2024-141 amends the land use category on the subject Parcel 52 from Recreation and Open Space (ROS) to Residential-Professional-Institutional (RPI) in order to allow for the proposed multi-family development. Companion Ordinance 2024-142 rezones the site from Planned Unit Development (PUD) to PUD to provide consistency with the land use and DRI changes on the PUD Site Plan. Both companion ordinances are consistent with the subject proposed changes in the DRI pursuant to Ordinance 2024-143.

The subject Parcel 52 is located on the west side of Oakleaf Plantation Parkway, a minor arterial roadway. The site abuts property to the west that is designated as Hunting Preserve on the DRI Map H. Directly north of the site is property that was recently conveyed to Duval County Public Schools for a future school site in the area. Just north of the future school site is property that was recently conveyed to the City for use as a future park site. East of the site, across Oakleaf Plantation Parkway includes mostly single-family residential development and also an assisted living facility development.

### **Proposed Changes to the DRI**

#### **Revisions to the Master Plan Map H of the DRI**

The Master Plan Map H to the DRI would include two revisions. The first revision would create a new parcel within the boundaries of the DRI identifying the subject 20.00 acre property as Parcel 52 on the Map H.

The second revision would change the designation of Parcel 52 on the Map H from Hunting Preserve to Mixed Use. The Mixed Use designation of the Parcel would allow all the allowed uses in the Villages of Argyle DRI on the property as consistent with the proposed RPI land use on the site (Ordinance 2024-141). According to the application, it is the applicant's intent to develop the site with multi-family residential uses.

See the revised and current Map H within the application and within this report.

#### **Update the DRI's phasing, buildout, termination and downzoning protection dates**

The DRI's phasing, buildout, termination and downzoning protection dates were administratively extended pursuant to Section 252.363, Florida Statutes and are identified in Exhibit D of the Application for Change.

## **CONSISTENCY EVALUATION**

### **Comprehensive Plan**

The development of proposed Parcel 52 will utilize existing development entitlements from the DRI through the approved conversion of uses table of the DRI. Therefore, there will be no increase in entitlements and no affect in impacts to the surrounding area.

### **Transportation Division of the Planning and Development Department**

The application does not include a change to the currently approved development rights of the DRI. Existing entitlements of the DRI will be used for the development of Parcel 52. The Transportation Division had no objections to the proposed changes. See the Transportation's Division full review attached to this report.

### **Vision Plan**

The subject site is located within the boundaries of the Southwest Jacksonville Vision and Master Plan in an area the Plan describes as the Suburban Residential Area. The Villages of Argyle is listed as one of the ten character areas identified within the Southwest Vision Plan's boundaries. A character area is a neighborhood that shares special, recognizable qualities. Qualities may be physical, such as buildings, open spaces and water, or may reflect the social dimensions of a place, including its history, civic groups, art and music, sports and street life. This master planned community is part of the framework in the Southwest area for sustainable growth. The Villages of Argyle community provides for a variety of quality housing choices, along with employment opportunities with commercial uses and recreation and open spaces as recommended under the Southwest Jacksonville Plan. The proposed application meets the objectives of the Southwest Jacksonville Vision Plan.

### **Land Use Category**

A companion Land Use Amendment, Ordinance 2024-141, would change the land use category of Parcel 52 from Recreation and Open Space (ROS) to Residential-Professional-Institutional (RPI). RPI in the Suburban Area is intended to provide low to medium density development. Development which includes medium density residential and professional office uses is preferred. Limited commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. RPI in the Suburban Development Area permits residential densities up to 20 units per acre. RPI is a transitional land use category typically designated between low density residential areas and higher intensity commercial areas. The applicant's intent is to develop multi-family residential on the site providing consistency with the proposed land use amendment to RPI (Ordinance 2024-141), the proposed PUD rezoning (Ordinance 2024-142) and the subject changes to the DRI.

## Objectives and Policies

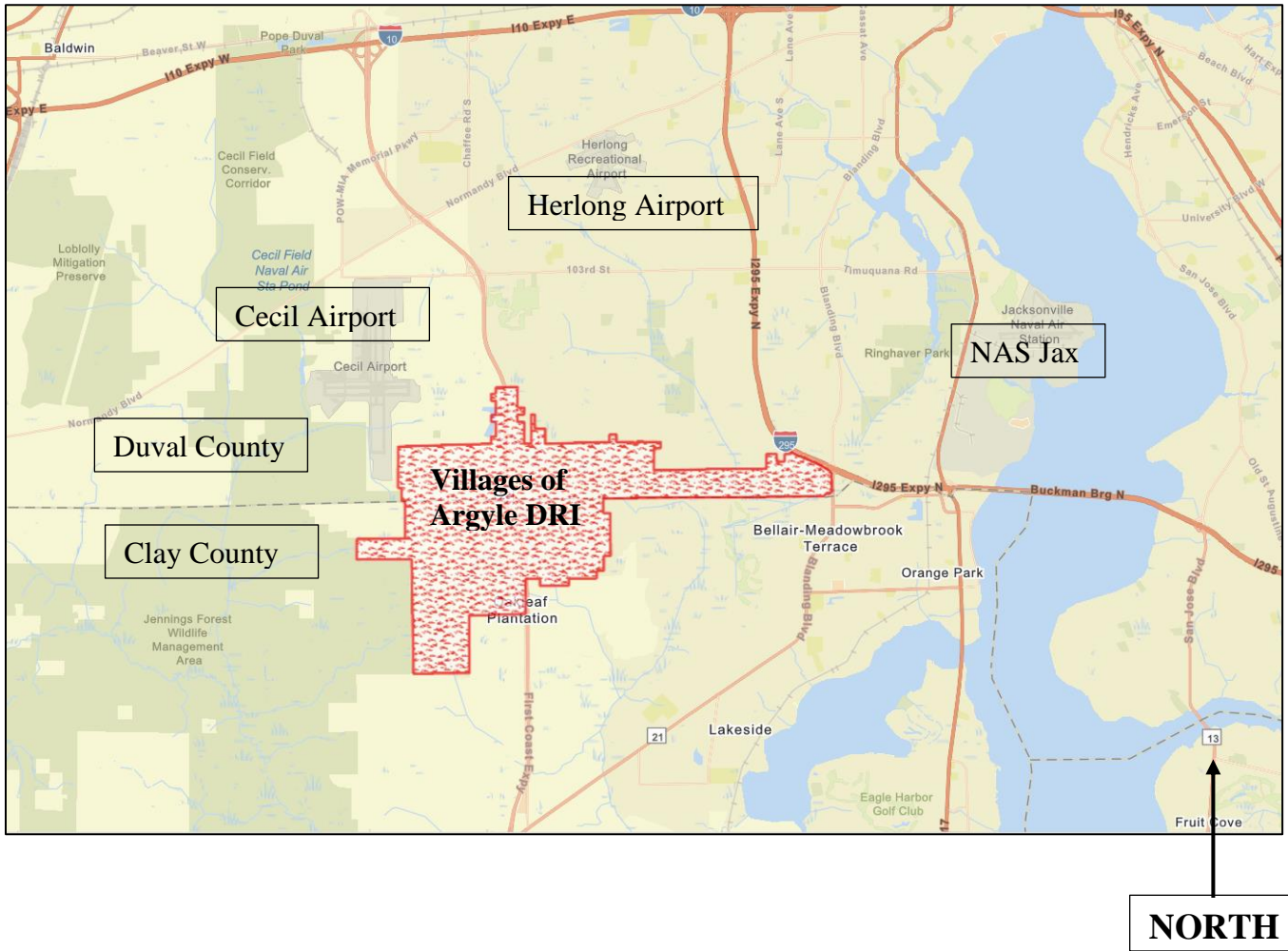
The proposed AFC to the DRI is consistent with the following Objective and Policies of the **Future Land Use Element** of the 2045 Comprehensive Plan.

- 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.
- 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 1.1.7 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.
- 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.
- Objective 3.2 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 3.4.2 The City shall encourage development and redevelopment opportunities for mixed and multi-use projects. The Land Development Regulations should be amended, as appropriate, to facilitate such development through regulatory measures.

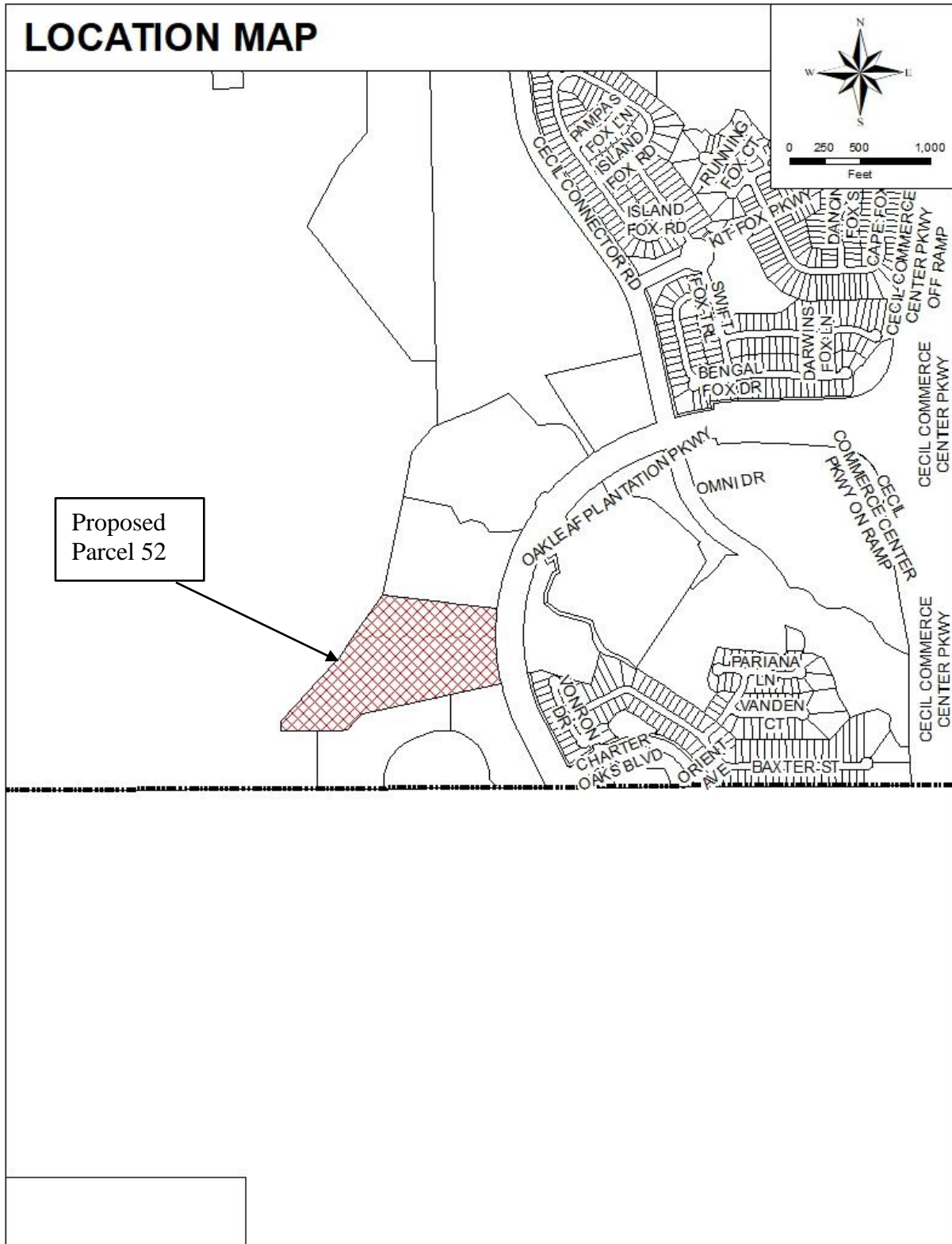
The proposed modifications do not change the current types of uses within the DRI. Additionally, no increase or decrease in development rights of the DRI is proposed. The proposed RPI land use (Ordinance 2024-141) serves as a transitional use between the future school site to the north, the Hunting Preserve to the west and the residential and ALF uses to the east while furthering the development of this mixed use DRI. The change to RPI land use and the change to Multi-Use on the DRI Map H encourages development

of the site while incorporating the project into the larger mixed use area, meeting FLUE Goals 1 and 3, Objectives 1.1 and 3.2 and Policies 1.1.7 and 3.4.2.

### **DRI LOCATION MAP**

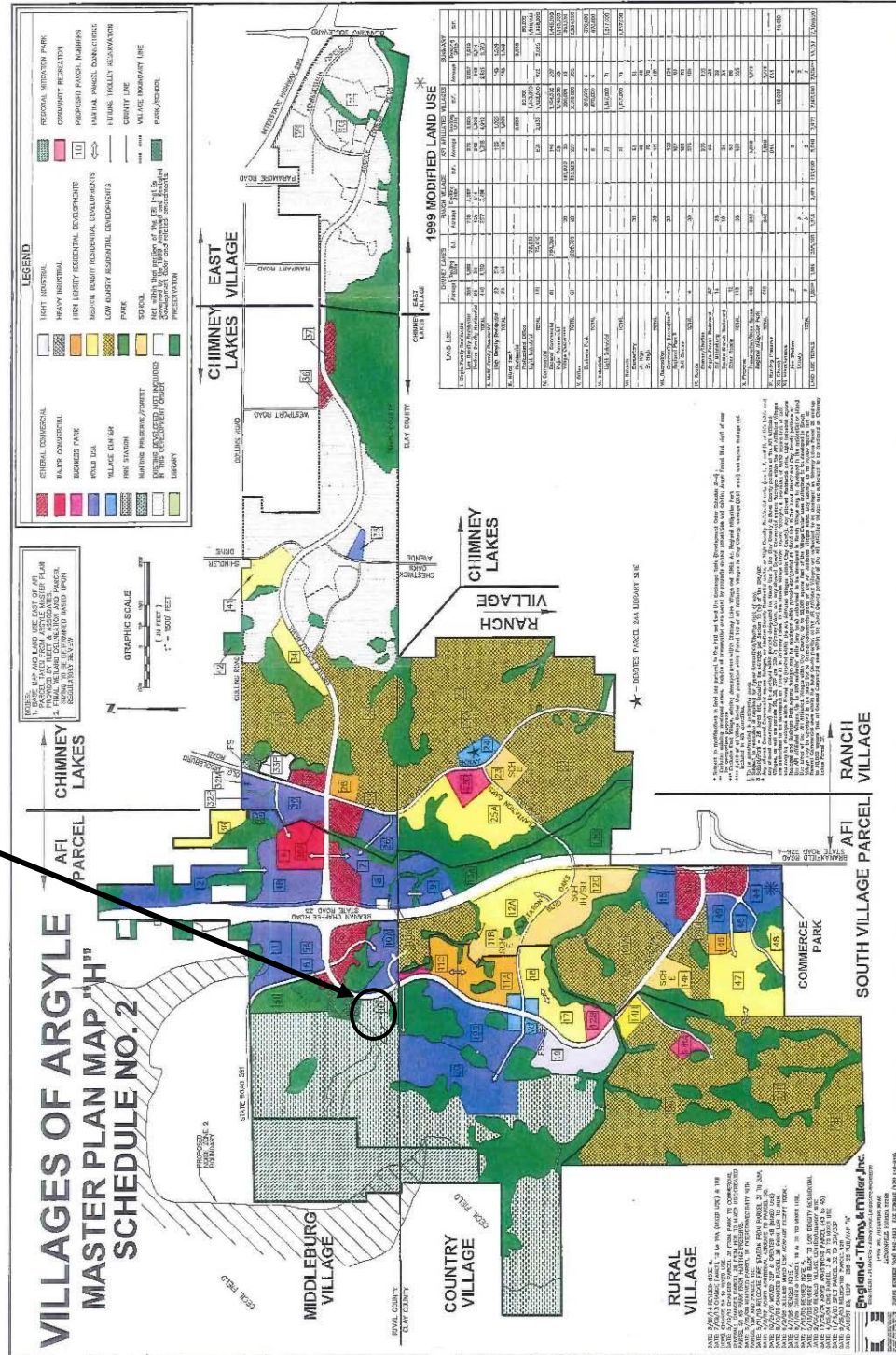


**DRI LOCATION MAP- CLOSE UP OF PARCEL 52**



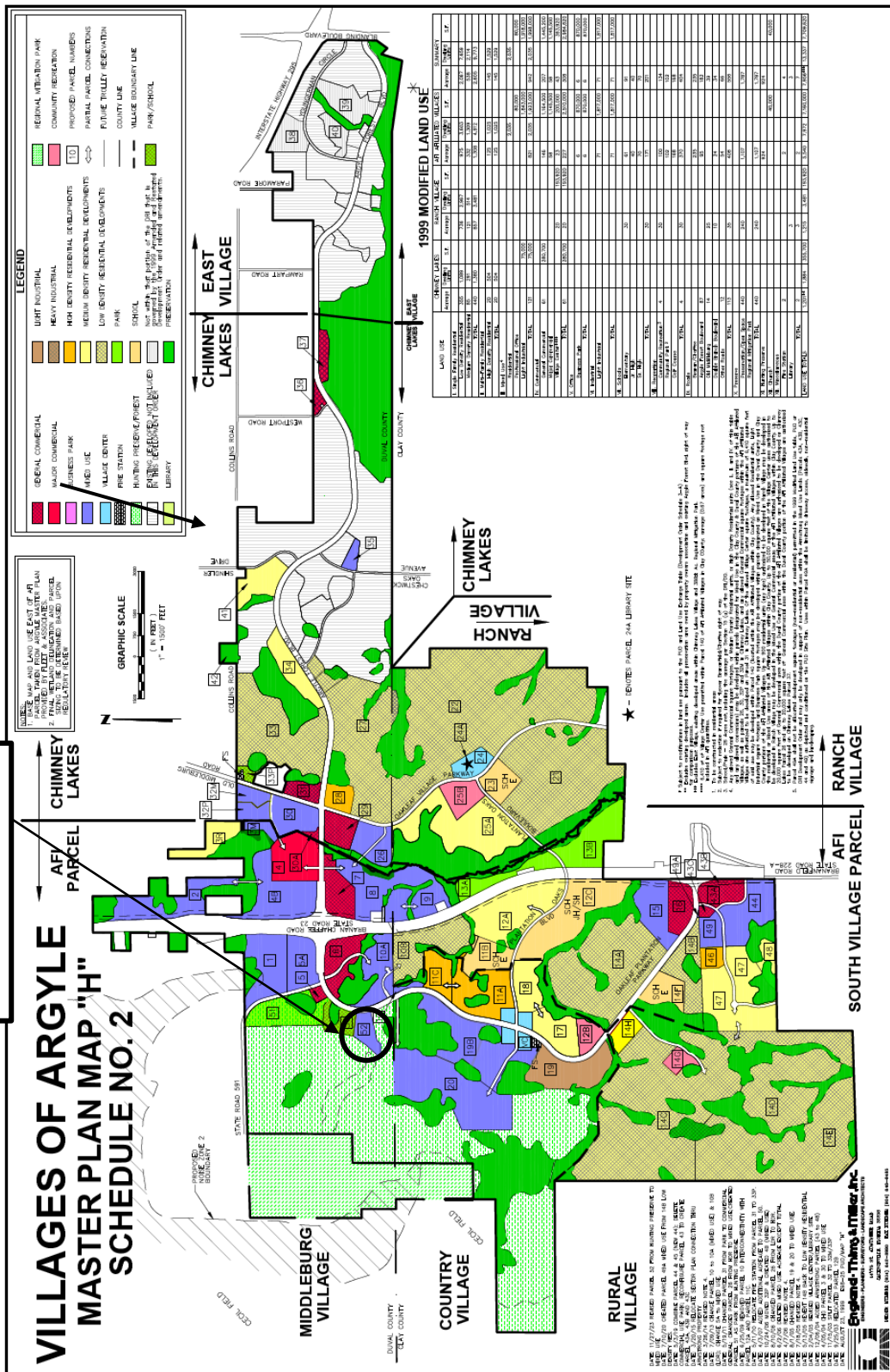
# CURRENT MASTER PLAN MAP H

Proposed Parcel 52 to be designated for Mixed Use on the Map H of the DRI with Ordinance 2024-143.



# PROPOSED MASTER PLAN MAP H

Parcel 52 designated for Mixed Use on the Map H of the DRI with Ordinance 2024-143.





## TRANSPORTATION DIVISION REVIEW



A NEW DAY.

**City of Jacksonville, Florida**

*Donna Deegan, Mayor*

Department Name

Street Address

City, State ZIP

(904) 630-CITY

[www.caj.net](http://www.caj.net)

### **MEMORANDUM**

**TO:** Helena Parola,  
City Planner Supervisor

**FROM:** Lurise Bannister,  
Planning Services Manager, Transportation

**SUBJECT:** Transportation Division Review  
Application for Change to the Argyle DRI

**DATE:** March 6, 2024

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This amendment requests the following to the Development Order to modify the Master Plan Map H of the DRI to include the following:

- Create a new Parcel 52 designated for Mixed use; the parcel is approximately 20 acres;

In addition, there is a companion small scale amendment being filed to change the future land use designation for the new Parcel 52 from Hunting Preserve to Residential Professional Institutional (RPI) to allow for multi-family residential development.

Existing DRI development rights for 96 single-family residential units will be utilized and converted to develop the proposed multi-family project on the Property. Argyle DR/DO Schedule 2-A provides a residential land use exchange table and the proposed conversion of 96 LDR Units is equivalent to 141 HDR development.

It is agreed that this change is not a substantial deviation from the original DR/DO since existing development rights will be utilized and converted to develop Parcel 52. The applicant also stated that no additional development rights are proposed for the modification to Map H. The proposed modification of the Master Plan Map H of the DRI and conversion of land use would not result in a net increase of daily trips. However, the applicant should request a letter of verification for trips allocated to the appropriate land use from the Concurrency and Mobility Management System Office.

Thank you for the opportunity to provide you with this information. If you have any questions or need further information, please do not hesitate to contact me.

**APPLICATION FOR CHANGE TO THE ARGYLE DRI**  
**SEE FOLLOWING PAGES**