

City of Jacksonville, Florida

Lenny Curry, Mayor

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

March 9, 2023

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. 2023-070/Application No. L-5780-22C

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 2023-070 on March 9, 2023.

P&DD Recommendation

APPROVE

PC Issues:

One person expressed concerns about the project on behalf of the neighborhood association for the development to the east of the amendment site. Concerns related to increased noise from I-295 when the amendment site is cleared and the need for improvements to Trout River Boulevard.

PC Vote:

5-0 APPROVE

Alexander Moldovan, Chair

Aye

Ian Brown, Vice-Chair

Aye

Jason Porter, Secretary

Absent

Marshall Adkison

Aye

Daniel Blanchard

Aye

Jordan Elsbury

Absent

Joshua Garrison

Absent

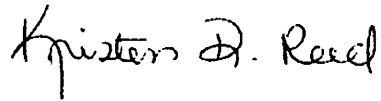
David Hacker

Aye

Planning Commission Report
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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 cursive script that reads "Kristen D. Reed".

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 – March 3, 2022

Ordinance/Application No.: 2023-70 / L-5780-22C

Property Location: 5901 Trout River Blvd., between I-295 and Wagner Road

Real Estate Number(s): 021160 1000

Development Area: Urban Area

Property Acreage: 11.37 acres

Planning District: District 5, Northwest

City Council District: District 8

Applicant: Emily Pierce, Esquire.

Current Land Use: Low Density Residential (LDR)

Proposed Land Use: Medium Density Residential (MDR)

Current Zoning: Public Buildings and Facilities-2 (PBF-2)

Proposed Zoning: Planned Unit Development (PUD)

RECOMMENDATION: APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Applicant seeds this land use amendment to permit development of duplexes.

BACKGROUND

The subject 11.37-acre site is located at 5901 Trout River Boulevard, a collector roadway between I-295 and Wagner Road. I-295 is a limited highway classification and Wagner Road is unclassified. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Low Density Residential (LDR) to Medium Density Residential (MDR), with a companion rezoning application (Ordinance 2023-71) from Public Buildings and Facilities-2 (PBF-2) to Planned Unit Development (PUD). The applicant seeks this land use amendment and rezoning for multi-family development. The subject site is surrounded by LDR on all sides. The proposed amendment would change the land use of the subject site to MDR.

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

North: Land Use: LDR

Zoning: Residential PUD and Rural Residential-Acre (RR-Acre)

Property Use: Vacant and Single-Family Residential

South: Land Use: LDR

Zoning: Residential Low Density-60 (RLD-60), PUD, and RR-Acre

Property Use: Church, Vacant, and Single-Family Residential

East: Land Use: LDR

Zoning: PUD, RR-Acre, and RLD-60

Property Use: Single-family Residential, Vacant, and Waste Land

West: Land Use: LDR and Community/General Commercial (CGC)

Zoning: RR-Acre and PUD

Property Use: Vacant and Single-Family Residential

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment*. These standards produce development potentials as shown in this section.

Development Analysis		11.37 Acres	
Development Boundary		Urban Development Area	
Roadway Frontage Classification / State Road		Trout River Blvd. - Collector Roadway	
Plans and/or Studies		Northwest Vision Plan	
Site Utilization	Current: Club/Hall	Proposed: Multi-Family	
Land Use / Zoning	Current: LDR / PBF-2	Proposed: MDR / PUD	
Development Standards for Impact Assessment	Current: 5 DU/Acre	Proposed: 15 DU/Acre	
Development Potential	Current: 56 SF DU	Proposed: 170 MF DU	
Net Increase or Decrease in Maximum Density	Increase of 114 DU		

Net Increase or Decrease in Potential Floor Area	N/A	
Population Potential	Current: 148People	Proposed: 399 People
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	Zone A	
Airport Environment Zone	No	
Industrial Preservation Area	No	
Cultural Resources	None	
Archaeological Sensitivity	Low and High	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	Yes	
Groundwater Aquifer Recharge Area	Discharge	
Wellhead Protection Zone	500 and 750 foot buffer	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	618 Net New Daily Trips	
Potential Public-School Impact	Increase of 41 students	
Water Provider	JEA	
Potential Water Impact	Increase of 25,054 gpd	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 18,791gpd	
Potential Solid Waste Impact	Increase of 296 tons per year	
Drainage Basin/Sub-basin	Drainage Basin: Trout River Drainage Sub-Basin: Nine Mile Creek	
Recreation and Parks	No	
Mass Transit Access	No	
Natural Features		
Elevations	11' to 16'	
Land Cover	1700: Institutional, 4110: Pine flatwoods, 6300: Wetland forested mixed	
Soils	51: Pelham Fine Sand, 63: Sapelo Fine Sand, 69: Urban Land	
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 has been established by the City of Jacksonville Planning and

Development Department and have been adopted by JEA solely to prepare 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 service availability has been provided and is on file with the Planning and Development Department.

The applicant intends to use JEA water and sewer for the site development. The JEA Availability Letter dated September 13, 2022, states that there is an existing 16-inch water main along Trout River Boulevard and an existing 8-inch gravity sewer manhole in front of 5103 Arrowsmith Road, which is .66 miles east of the site. Development must connect to both JEA water and sewer to develop at densities in excess of 2 units per acre. The companion PUD indicates a commitment to connect development to JEA water and sewer.

Transportation

The subject site is 11.37 acres and is accessible from Trout River Blvd, a collector facility. The proposed land use amendment is located within the Urban Development Area and Mobility Zone 9. The applicant proposes to change the existing land use from Low Density Residential (LDR) to Medium Density Residential (MDR).

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).

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 528 daily trips, depending on the scenario.

If the land use is amended to allow for this proposed MDR development, this will result in 1,146 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment is an increase of 618 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 to determine if a traffic operational analysis is needed as a result of this land use amendment.

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
LDR	210	56 SF DUs	T = 9.43 (X)	528	0	528
<i>Existing Scenario Total</i>						528
Proposed Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
MDR	220	170 MF DUs	T = 6.74 (X)	1,146	0	1,146
<i>Proposed Scenario Total</i>						1,146
Proposed Net New Daily Total						618

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

Evacuation Zone

The subject site is within Evacuation Zone A. As such, the land use application was routed to the City’s Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application.

According to EPD, the proposed property in land use amendment L-5780-22C will be in close proximity to Trout River Boulevard, indicating sufficient access to I-295 (1.41 road miles) and I-10 (8.47 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zone (Zone A, Zone C, Zone D, and Zone E), nearest evacuation routes, and the estimate of 618 additional daily trips, the development of the proposed property could create a localized impact to the traffic flow on I-10 and I-295 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5780-22C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should

incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Conservation /Coastal Management Element (CCME)

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

School Capacity

Based on the impact assessment standards detailed in FLUE Policy 1.2.16, the 11.37 acre proposed land use map amendment has a development potential of 170 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.

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office. The analysis does not reveal a deficiency in school capacity.

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.

Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5780-22C Trout River Requested By: Edward "Luke" Lukacovic / Marcus Salley Reviewed By: Shalene B. Estes Due: 1/31/2023							
Analysis based on maximum dwelling units: 170							
School Type	CSA ¹	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/Development ¹	5-Year Utilization (%)	Available Seats - CSA ²	Available Seats - Adjacent CSA 2&7
Elementary	1	11,216	56%	21	57%	7,119	3,151
Middle	1	6,876	80%	8	86%	1,592	356
High	1	7,054	72%	12	62%	1,365	1,532
Total New Students				41			

NOTES:

¹ Proposed development's Concurrency 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.

Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: L-5780-22C Trout River Requested By: Edward "Luke" Lukacovic / Marcus Salley Reviewed By: Shalene B. Estes Due: 1/31/2023 Analysis based on maximum dwelling units: <u>170</u>						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20-Day Count (2022/23)	% OCCUPIED	4 YEAR PROJECTION
Rutledge (I. Pearson ES #95	1	21	469	197	42%	47%
Jean Ribault MS #212	1	8	1041	675	65%	58%
Jean Ribault HS #06	1	12	1683	1365	81%	77%
		41				

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.

Wellhead Buffer Zone

The land use amendment site is within the 500-foot and 750-foot buffer of a wellhead. The Environmental Quality Division reviewed the application for possible impacts. They found that there are no records of a well on this property. (See Attachment A) If the owner ever intends to get a well, they will need to get a licensed well contractor. While the review did not find issues with the proposed application, information was provided for the applicant's use if a well was intended on this property; however, the applicant does not intend to drill a well on site.

Infrastructure Element, Sanitary Sewer Sub-Element

Policy 1.2.3 The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.

2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no

existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.

3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on February 17, 2023, the required notices of public hearing signs were posted. Fifty-Eight (58) 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 February 21, 2023. There were no members of the public present.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

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

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 1.1.21 Future amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population of the area and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business consistent with FLUE Policy 1.1.5. The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.24 The City will encourage new development to locate in the Urban Core, Southwest, North, and Northwest planning districts through such measures as economic incentives, greater marketing assistance, etc.

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan

Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.

- Policies 3.1.1 The City shall develop through the Planning and Development Department an incentive program to promote infilling of residential development on vacant land designated for residential use on the Future Land Use Map series. These incentives will be reflected in the Zoning Code of the City's Land Development Regulations.
- Policy 3.1.3 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.
- Policy 3.1.6 The City shall provide for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.
- Objective 6.3 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

Property Rights Element (PRE)

- Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.
- Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.
- Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.
- Policy 1.1.2 The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Category Descriptions for the Urban Development Areas of the FLUE, the Low Density Residential (LDR) land use category is intended to provide for low density residential development. Residential development is permitted at up to seven (7) dwelling units per acre where centralized water and sewer is available.

Medium Density Residential (MDR) in the Urban Development Area is intended to provide compact low to medium density mixed use development. Plan amendment requests for new MDR designations are preferred in locations which are supplied with full urban services and in locations which serve as a transition between commercial and residential land uses. Multi-family and single-family dwellings are the predominant development typology in this category. The maximum gross density in the Urban Development Area shall be 20 units per acre, and the minimum gross density shall generally be greater than seven (7) units per acre.

The subject site is located on Trout River Boulevard and is served by public water and sewer services. The JEA letter, dated September 13, 2022, identifies an existing 16-inch water main along Trout River Boulevard and an existing 8-inch gravity sewer manhole in front of 5103 Arrowsmith Road, which is .66 miles east of the site. Development must connect to both JEA water and sewer to develop at densities in excess of 2 units per acre. The companion PUD indicates a commitment to connect development to JEA water and sewer. Therefore, the proposed amendment will only be consistent with FLUE Policy 1.2.9 if JEA water and sewer is connected to the new development.

The proposed amendment to MDR would allow for development of additional housing options in the Northwest Planning District to accommodate future growth and development through the planning timeframe of the 2030 Comprehensive Plan. The property is underutilized land in the Urban Development Area which has access to centralized water and sewer. Development of this site is considered infill development. Therefore, the amendment is consistent with FLUE Objectives 1.1 and 3.1, and Policies 1.1.5, 1.1.21, 1.1.24, 3.1.1 and 3.1.6.

The proposed amendment to MDR would provide multi-family residential resulting in a compatible development pattern with the adjacent existing residential use surrounding the property. The application site is currently vacant, undeveloped land. Therefore the proposed land use amendment to MDR is consistent with FLUE Objective 6.3 and Policy 3.1.3.

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.

Northwest Jacksonville Vision Plan

The subject property is located within the boundaries of the Northwest Jacksonville Vision Plan (September 2003). The Plan offers no specific recommendations for the location of the subject site. However, the Plan does recommend strengthening existing neighborhoods under the Plan's "Guiding Theme One". The proposed land use amendment to MDR would increase the residential presence in the area and will strengthen the existing neighborhood. Therefore, the proposed development is consistent with the Northwest Jacksonville Vision Plan.

Strategic Regional Policy Plan

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

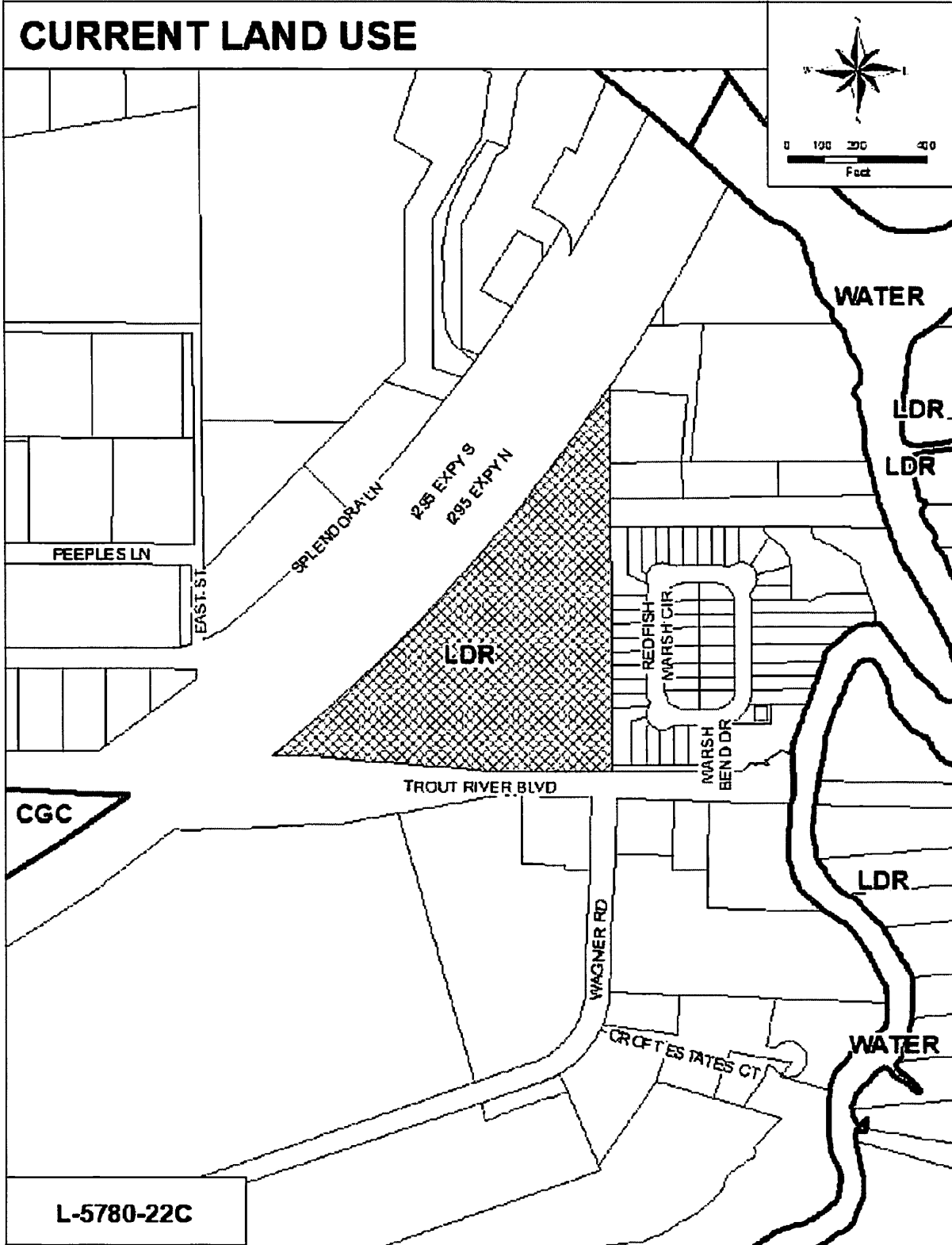
Objective: Housing Options That Provide Choices to All of Our Residents and Promote Demographic and Economic Diversity as One Way to Ensure that Our Communities are Viable and Interesting Places for the Long Term.

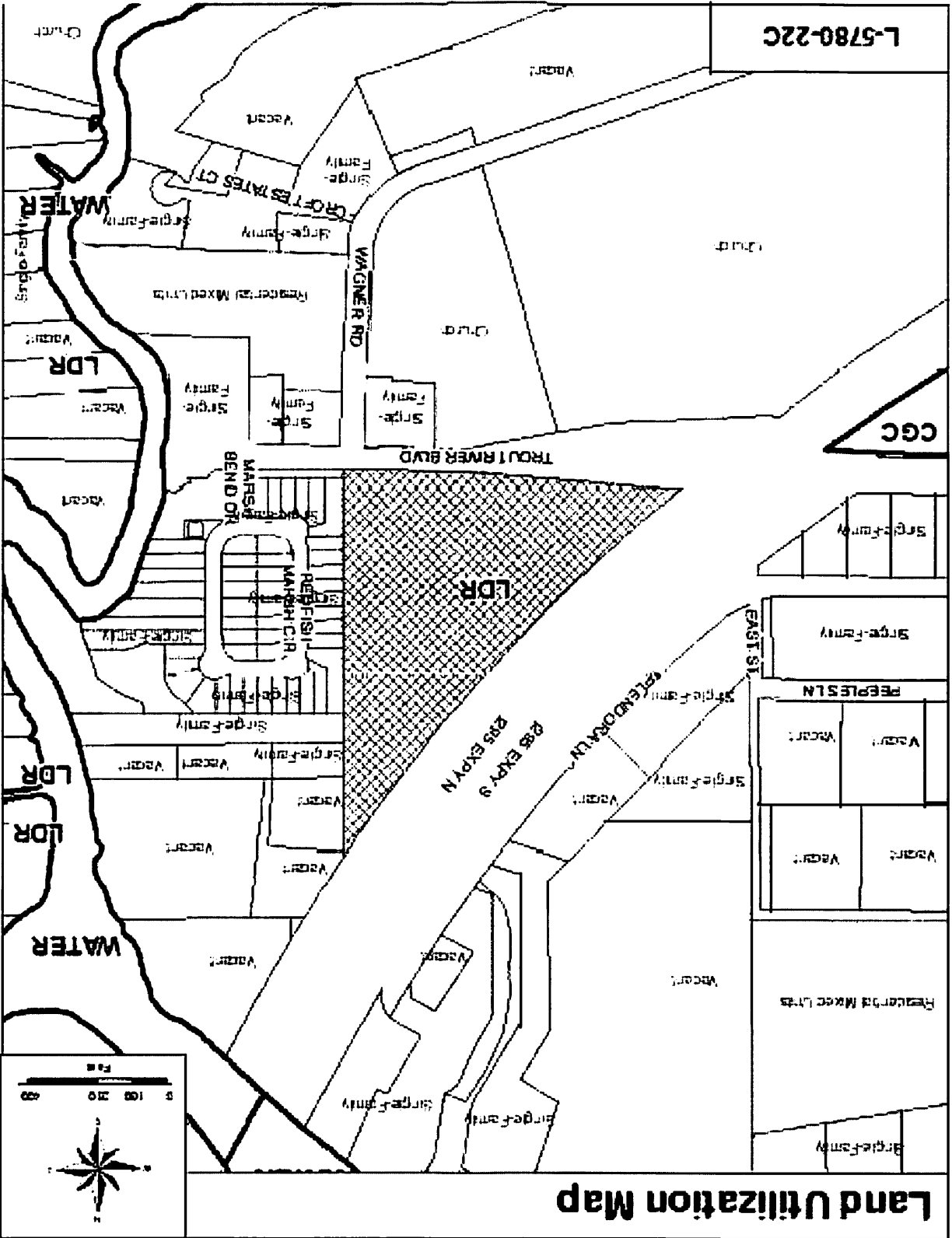
Policy 21: The Region supports diverse and sufficient housing stock to provide choices for all households, from single persons to extended families with children.

The proposed land use amendment is consistent with Policy 21 of the Regional Health Subject Area as it encourages providing more housing options in the Northwest Planning District.

Current Land Use Map

CURRENT LAND USE





Land Utilization Map

Land Utilization Map

Attachment A

From: David Amado
To: Selby Marcus
Subject: FW: Application L-5780-22C
Date: Wednesday, February 1, 2023 10:30:48 AM

Hi Marcus,

There are no well records for RE# 021160 1000. If any well work is needed, a licensed well contractor is required.

Thanks,

Amado David, PG
Environmental Specialist, Environmental Quality Division
City of Jacksonville | Neighborhoods Department
214 N. Hogan Street, 5th floor
Jacksonville, FL 32202
Direct (904) 255-7124
www.cofj.net



ONE CITY. ONE JACKSONVILLE.

Please note that under Florida's very broad public records law, communications to and from City of Jacksonville officials are subject to public disclosure.