

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

August 19, 2021

The Honorable Samuel Newby, President
The Honorable Rory Diamond, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2021-517/Application No. L-5443-20A

Dear Honorable Council President Newby, Honorable Council Member and LUZ Chairman Diamond 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 **AMENDED AND APPROVED** Ordinance 2021-517 on August 19, 2021. The amendments are attached to this letter.

P&DD Recommendation

APPROVE – SUBJECT TO:

1. REVISED EXHIBIT 1 (LEGAL DESCRIPTION), DATED AUGUST 9, 2021
2. REVISED EXHIBIT 2 (LAND USE MAP), DATED AUGUST 9, 2021
3. REVISED REQUEST TO 27.31 ACRES HDR AND 15.24 ACRES ROS
4. ADD EXHIBIT 3, DATED AUGUST 9, 2021, FUTURE LAND USE ELEMENT SITE SPECIFIC POLICY 4.4.23

PC Issues:

None

PC Vote:

6-0 APPROVE – SUBJECT TO:

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

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

Sincerely,

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

Attachments:

1. Revised Exhibit 1 (legal description), dated August 9, 2021
2. Revised Exhibit 2 (land use map), dated August 9, 2021
3. Exhibit 3, dated August 9, 2021, Future Land Use Element site specific POLICY 4.4.23

ORDINANCE

REVISED Legal Description – 8/9/2021

OVERALL PARCEL TO HDR:

ALL OR PORTIONS OF LOTS 60, 61, 62, 64 AND 65, A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AO", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP .3 SOUTH, RANGE 27 EAST, LYING EAST OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK 1709, PAGE 547, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECT/ON OF THE CENTERLINE OF BELFORT ROAD (A 100 FOOT RIGHT OF WAY), WITH THE CENTERLINE OF A.G. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 67°03'07" EAST, ALONG THE CENTERLINE OF SAID A.C. SKINNER PARKWAY, A DISTANCE OF 1051.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF 0°24'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 1216.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°15'07" EAST, 1201.79 FEET) TO THE POINT OF TANGENCY. THENCE SOUTH 82°32'53" EAST, A DISTANCE OF 1166.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3500.00 FEET AND A CENTRAL ANGLE OF 07°01'51"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 429.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°01'57" EAST, 429.23 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 75°31'02" EAST, A DISTANCE OF 56.32 FEET TO THE INTERSECTION OF THE CENTERLINE OF A.C. SKINNER PARKWAY WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE "LIMITS OF CONVEYANCE" AS RECORDED IN MAP BOOK "E", PAGE 76 OF SAID PUBLIC RECORDS; THENCE NORTH 13°29'48" EAST, DEPARTING LAST SAID CENTERLINE, AND ALONG LAST SAID SOUTHERLY PROLONGATION, A DISTANCE OF 50.01 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID "LIMITS OF CONVEYANCE" THE FOLLOWING TWO (2) COURSES: (1) NORTH 13°29'48" EAST, 89.63 FEET; (2) NORTH 01°24'55" WEST, 450.45 FEET TO A POINT ON THE CURRENT SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY). THENCE ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 82°33'36" EAST, 222.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°10'06" EAST, 567.35 FEET) TO THE POINT OF TANGENCY; (3) THENCE SOUTH 89°46'36" EAST, 1852.41 FEET; THENCE SOUTH 00°12'35" WEST, DEPARTING LAST SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 170.37, PAGE 1187, A DISTANCE OF 607.92 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED; THENCE ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 71°30'27" WEST, 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°03'52"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 308.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°02'23" WEST, 308.18 FEET TO A NON-TANGENT POINT; (3) NORTH 09°25'40" WEST, 65.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1885.00 FEET AND A CENTRAL ANGLE OF 07°44'06"; (4) THENCE ALONG AND AROUND THE ARC OF SAID CURVE. A DISTANCE OF 254.48 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°26'22" WEST, 254.29 FEET) TO A NON-TANGENT POINT; (5) THENCE NORTH 01°41'34" WEST, 15.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1870.00 AND A CENTRAL ANGLE OF 02°17'31"; (6) THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 74.80 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27'11" WEST, 74.80 FEET TO A NON-TANGENT POINT; (7) THENCE SOUTH 45°25'48" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 11°35'31"; (8) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 394.52 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'48" WEST, 393.85 FEET) TO THE POINT OF TANGENCY; (9) NORTH 75°31'02" WEST, 1216.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42.55 ACRES, MORE OR LESS.

ORDINANCE

REVISED Legal Description – 8/9/2021 (Page 2 of 3)

LESS AND EXCEPT THE FOLLOWING LANDS FOR ROS:

A PORTION OF LOTS 60, 61, 64, AND UNNAMED ROADS, A.B. CAMPBELL'S DIVISION F TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AQ", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF BELFORT ROAD, RELOCATED (A VARIABLE WIDTH RIGHT OF WAY), WITH THE CENTERLINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY), AS CENTERLINES ARE NOW ESTABLISHED AND REPRESENTED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION NUMBER 72292-3503, THENCE SOUTH 82°33'47" EAST, ALONG THE CENTERLINE OF SAID J. TURNER BUTLER BOULEVARD, A DISTANCE OF 3240.19 FEET TO A POINT ON THE FIFTH COURSE OF THE "LINE OF DEMARCATION" DESCRIBED IN DEED BOOK 1709, PAGE 547, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 28°53'05" EAST, ALONG SAID "LINE OF DEMARCATION", A DISTANCE OF 124.11 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID J. TURNER BUTLER BOULEVARD (LYING 100 FEET SOUTH OF SAID CENTERLINE); THENCE SOUTH 82°33'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 878.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°10'17" EAST, 567.35 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 89°46'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 1123.06 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 89°46'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 729.57 FEET TO THE WESTERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS 18832, PAGE 1267, SAID PUBLIC RECORDS; THENCE SOUTH 00°14'47" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 608.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING EIGHT(8) COURSES: COURSE 1: SOUTH 71°31'13" WEST, A DISTANCE OF 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°03'52"; COURSE 2: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 308.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°03'09" WEST, 308.18 FEET, TO A NON-TANGENT POINT; COURSE 3: NORTH 09°24'54" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 1885.00 FEET AND A CENTRAL ANGLE OF 07°44'07"; COURSE 4: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 254.48 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°27'08" WEST, 254.29 FEET, TO A NON-TANGENT POINT; COURSE 5: NORTH 01°40'48" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 1870.00 FEET AND A CENTRAL ANGLE OF 02°17'31"; COURSE 6: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 74.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27'57" WEST, 74.80 FEET, TO A NON-TANGENT POINT; COURSE 7: SOUTH 45°26'34" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 03°13'21"; COURSE 8: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 109.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°29'07" WEST, 109.66 FEET TO THE POINT OF TANGENCY; THENCE: NORTH 06°07'33" EAST, A DISTANCE OF 102.49; THENCE: NORTH 27°33'00" EAST, A DISTANCE OF 186.06 FEET; THENCE: NORTH 63°22'00" EAST, A DISTANCE OF 135.26 FEET; THENCE: NORTH 47°22'49" EAST, A DISTANCE OF 331.59 FEET; THENCE: NORTH 00°04'07" WEST, A DISTANCE OF 269.66 FEET TO A POINT ON THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 15.24 ACRES, MORE OR LESS.

ORDINANCE

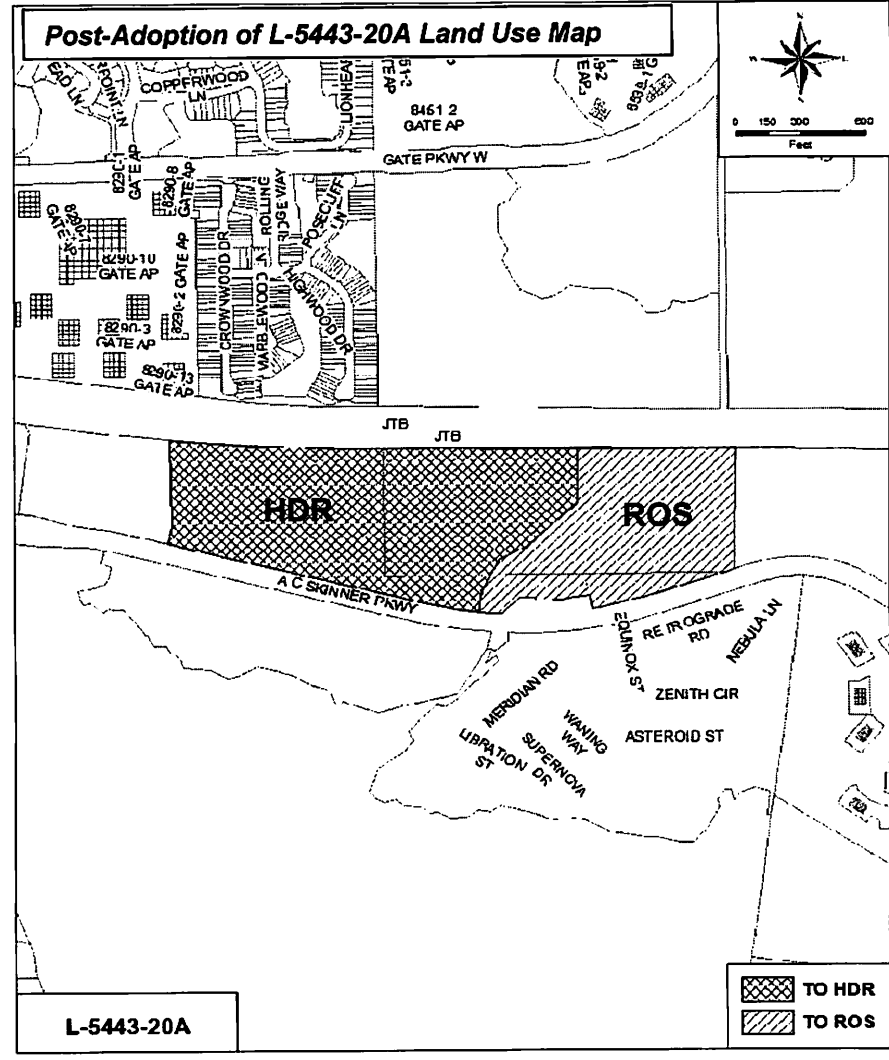
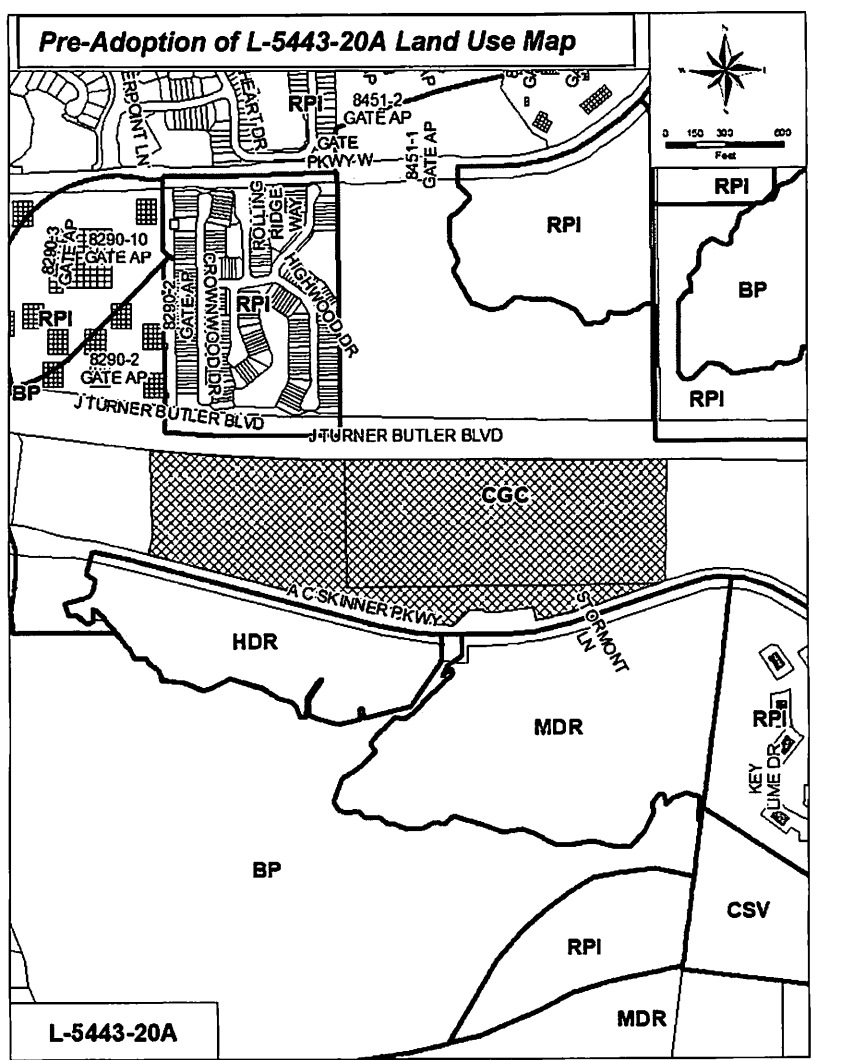
REVISED Legal Description – 8/9/2021 (Page 3 of 3)

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CONTAINING 15.24 ACRES, MORE OR LESS.



Request for Large Scale Land Use Amendment to Future Land Use Map Series

From: Community/General Commercial (CGC)

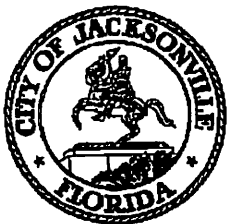
To: High Density Residential (HDR) and Recreation and Open Space (ROS)

Planning District: 3

Identification Number: L-5443-20A

Council District: 11

REVISED Exhibit 2 (Page 1 of 1) 8/9/21



Site Specific Policy with L-5443-20A

FUTURE LAND USE ELEMENT

4.4.23

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2021-517 for a large scale amendment is approved subject to the following site specific condition:

To implement Policy 1.1.25 of the 2030 Comprehensive Plan Future Land Use Element, the following shall apply to this large scale land use map amendment:

- Development shall be exempt from the mix of uses requirement for developments with a density greater than twenty-five (25) units per acre.

The site has access to full urban services and is located in close proximity to public transportation, supportive of a multifamily development. Development on the site includes an area of ROS dedicated for a City park and an area of HDR. The permitted density of development without a mix of uses in the HDR area supports the regional employment and retail centers located within close proximity of the site. The inclusion of the City park on the site would foster a broader mix of uses in the area.

Report of the Jacksonville Planning and Development Department

Large-Scale Future Land Use Map Amendment – August 13, 2021

Ordinance/Application No.: 2021-517 / L-5443-20A

Property Location: Between J Turner Butler Boulevard (SR-202) and A.C. Skinner Parkway, west of Southside Boulevard

Real Estate Number(s): 154271-0100; 154377-0100, a portion of

Property Acreage: 42.55 Acres

Planning District: District 3, Southeast

City Council District: District 11

Applicant: Paul Harden, Esquire

Current Land Use: CGC

Proposed Land Use: HDR

Current Zoning: CO

Proposed Zoning: PUD

Development Area: Urban

RECOMMENDATION: APPROVE subject to: 1) REVISED Exhibit 1 dated 8/9/21 2) REVISED Exhibit 2 dated 8/9/21 3) Revised request to HDR (27.31 Acres) and ROS (15.24 Acres) with Site Specific Future Land Use Element (FLUE) Policy 4.4.23

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To develop property consistent with surrounding uses and zoning districts.

BACKGROUND

The 42.55 acre subject property is located along the north side of A. C. Skinner Parkway, an unclassified roadway and on the south side of J. Turner Butler Boulevard (SR-202), a limited access highway, between Southside Boulevard (SR-115) and Belfort Road.

The subject site is presently undeveloped. The applicant is proposing a Future Land Use Map (FLUM) amendment from Community/General Commercial (CGC) to High Density Residential (HDR) to develop the property consistently with surrounding uses and zoning districts. The applicant has submitted a companion rezoning application requesting a change from Commercial Office (CO) to Planned Unit Development (PUD). The companion rezoning is pending concurrently, pursuant to Ordinance 2021-518.

The applicant has notified the Planning Department of the intent to revise the request to include a change to Recreation and Open Space (ROS) on a portion of the property and Site Specific Future Land Use Element (FLUE) Policy 4.4.23. The revised request would be for 15.24 acres of ROS, 27.31 acres of HDR and Site Specific Future Land Use Element (FLUE) Policy 4.4.23. The revised Exhibit 1 Legal description, dated August 9, 2021, Exhibit 2 map, dated August 9, 2021, and Site Specific Future Land Use Element (FLUE) Policy 4.4.23, dated August 11, 2021, are attached to this staff report.

The uses surrounding the subject site are primarily residential uses to the north, across J. Turner Butler Boulevard (SR-202). A mix of undeveloped land and residential uses are located to the east and south of the subject site, while offices are located to the west.

There have been multiple proximate land use changes to the subject site. North of the subject site, across J. Turner Butler Boulevard, four land use amendments to Residential Professional Institutional (RPI) have occurred between 2001 and 2019. Two of those sites now contain multi-family residential uses (2002-217-E and 2001-254-E), while the other two (2019-184-E and 2005-1218-E) sites are presently undeveloped. South of the subject site, across A.C. Skinner Parkway there have been two recent amendments to residential categories. One amendment changed 17.37 acres from CGC to HDR (2019-226-E) and another amendment changed 38.27 acres from CGC and Business Park (BP) to Medium Density Residential (MDR) (2019-311-E), both proximate amendment sites are presently undeveloped.

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

North: Land Use: RPI and CGC

Zoning: Commercial Residential Office (CRO) and Planned Unit Development (PUD)

Property Use: Multi-family residential, J. Turner Butler Boulevard (SR-202)

South: Land Use: CGC, HDR, MDR, BP

Zoning: Commercial Office (CO), PUD, Residential Medium Density-D (RMD-D), Industrial Business Park (IBP)

Property Use: Undeveloped and wetlands

East: Land Use: CGC

Zoning: PUD

Property Use: Multi-family residential

West: Land Use: BP and CGC
 Zoning: IBP and CO
 Property Use: Undeveloped

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		
Development Boundary	Urban Area	
Roadway Frontage Classification / State Road	Unclassified / A.C Skinner Parkway	
Plans and/or Studies	Southeast Vision Plan	
Site Utilization	Current: Undeveloped	Proposed: High Density Residential
Land Use / Zoning	Current: CGC / CO	Proposed: HDR / PUD
Development Standards for Impact Assessment	Current: <u>Scenario 1:</u> CGC - 0.35 FAR <u>Scenario 2:</u> CGC – 20% non-residential at 0.35 FAR CGC- 80% residential at 30 DU/Acre	Proposed: 45 DU / Acre
Development Potential	Current: <u>Scenario 1:</u> 648,717 Sq. Ft. <u>Scenario 2:</u> 129,743 Sq. Ft. and 1,021 DUs	Proposed: 1,914 DUs

Development Analysis		
Net Increase/Decrease in Maximum Density	Scenario 1: Increase 1,914 DUs Scenario 2: Increase of 893 DUs	
Net Increase/Decrease in Potential Floor Area	Scenario 1: Decrease of 648,717 SF Scenario 2: Decrease of 129,743 SF	
Population Potential	Current: Scenario 1: not applicable Scenario 2: 2,399 people	Proposed: 4,497 people
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Airport Environment Zone	500' NAS JAX	
Industrial Preservation Area	No	
Cultural Resources	No	
Archaeological Sensitivity	Low, Medium and High	
Historic District	No	
Coastal High Hazard/Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	Discharge	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	Scenario 1: No net new daily trips Scenario 2: No net new daily trips	
Potential Public School Impact	636 students	
Water Provider	JEA	
Potential Water Impact	Scenario 1: Increase of 417,354 gallons per day Scenario 2: Increase of 203,368 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Scenario 1: Increase of 313,016 gallons per day Scenario 2: Increase of 152,526 gallons per day	
Potential Solid Waste Impact	Scenario 1: Increase of 3938.5 tons per year Scenario 2: Increase of 2114.2 tons per year	
Drainage Basin/Sub-basin	Arlington River/ Pottsburg Creek and Southern Tiger Hole Swamp	
Recreation and Parks	Touchton Road Park	

Development Analysis	
Mass Transit Access	Route 25 – 0.5 miles away
Natural Features	
Elevations	19-30 feet
Land Cover	4110: Pine Flatwoods 6170: Mixed Wetland Hardwoods 6250: Hydric Pine Flatwoods
Soils	66 Surrency Loamy Fine Sand 35 Lynn Haven Fine Sand
Flood Zones	AE and 0.2 Percent Chance Flood Hazard
Wetlands	Yes – 9.54 acres
Wildlife (applicable to sites greater than 50 acres)	Not applicable

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 February 19, 2020, consistent with Policy 1.2.9 of the FLUE. According to the letter, the site has access to both water and sewer mains, however the project will require construction of a pump station.

School Capacity

The 42.55 acre proposed land use map amendment has a development potential of 1,914 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:

- **Elementary School**
 - Concurrency Service Area (CSA) 4
 - 2019/2020 enrollment: 5,979
 - Current utilization: 88%
 - New student development from amendment: 319
 - 5-year utilization: 100%
 - Available seats in CSAs 4: 95
 - Available seats in adjacent CSA(s): 3 and 5 is 936

- **Middle School**
 - CSA 4
 - 2019/2020 enrollment: 4,199
 - Current utilization: 86%
 - New student development from amendment: 139
 - 5-year utilization: 85%
 - Available seats in CSA 4: 224
 - Available seats in adjacent CSA(s): 3 and 5 is 32

- **High School**
 - CSA 4
 - 2019/2020 enrollment: 766
 - Current utilization: 60%
 - New student development from amendment: 178
 - 5-year utilization: 76%
 - Available seats in CSA 4: 68
 - Available seats in adjacent CSA(s): 3 and 5 is 91

The analysis of the proposed residential development reveals the High Schools in CSA 4 and the adjacent CSAs do not have sufficient capacity for the potential new student development. 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

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.

- **Beauclerc Elementary School**
 - CSA 4
 - Amendment student generation: 319
 - School Capacity including permanent spaces and portables: 804
 - Current enrollment 20 day county for 2019/2020: 614
 - Percent Occupied: 76%
 - 4-year projection: 73%

- **Southside Middle School**
 - CSA 4
 - Amendment student generation: 139
 - School Capacity including permanent spaces and portables: 977
 - Current enrollment 20 day county for 2019/2020: 972
 - Percent Occupied: 99%
 - 4-year projection: 80%

- **Englewood High School**
 - CSA 4
 - Amendment student generation: 178

- School Capacity including permanent spaces and portables: 444
- Current enrollment 20 day county for 2019/2020: 527
- Percent Occupied: 119%
- 4-year projection: 102%

Transportation

The Planning and Development Department completed a transportation analysis, which is on file with the department, and determined that the proposed amendment will not result in an increase of net new daily vehicular trips under scenario 1 or scenario 2. Trips generated by the new development will be processed through the Concurrency and Mobility Management System Office.

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.

Capital Improvements Element

Policy 1.6.1 Upon adoption of the Mobility Plan implementing ordinance, the City shall cease transportation concurrency and use a quantitative formula for purposes of assessing a landowner’s mobility fee for transportation impacts generated from a proposed development, where the landowner’s mobility fee shall equal the cost per vehicle miles traveled (A); multiplied by the average vehicle miles traveled per Development Area (B); multiplied by the daily trips (C); subtracted by any trip reduction adjustments assessed to the development.

Supplemental Transportation Information:

Objective 2.4 of the Transportation Element (TE) of the 2030 Comprehensive Plan requires that 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 of the TE of the 2030 Comprehensive Plan requires that 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.

These two Comprehensive Plan policies ensure that the transportation impact related to land use amendments are captured in the Long Range Transportation Plan (LRTP) that is conducted every 5 years. This analysis includes the cumulative effect of all land use amendments that were approved within this time period. This plan identifies the future

transportation needs and is used to create cost feasible roadway needs that can be funded by the City's Mobility Strategy Plan.

Mobility needs vary throughout the city and in order to quantify these needs, the city was divided into 10 Mobility Zones. The Mobility Strategy Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 1.

Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count data were compared to the *Maximum Service Volumes (MSV)* from the current *FDOT Quality/Level of Service Handbook (2012)* for each functionally classified roadway within the zone. A V/C ratio of 1.0 indicates the roadway network is operating at its capacity.

The result of the V/C ratio analysis for the overall Mobility Zone 1 is **0.74**.

Subject site is accessible via A. C. Skinner Parkway, a 4-lane urbanized divided roadway which is currently not functionally classified. The Transportation Planning Division maintains annual traffic counts and this roadway is operating at 50 percent of design service volume. The proposed development could generate approximately 8,517 daily trips and could have significant impacts on the external roadway network. The Transportation Planning Division recommends coordinating efforts with the FDOT and COJ Traffic Engineer Division to ensure that a traffic operational analysis is provided to address the specific external impacts as a result of this land use amendment.

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 1.2.6 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 500 foot Height and Hazard Zones for the Jacksonville Naval Air Station. Zoning will limit development to a maximum height of less than 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike

hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

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.

Flood Zones

Approximately 31.3 acres of the subject site is located within either the AE or 0.2 Percent Annual Chance Flood Hazard flood zone. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100-years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE flood zone is defined as an area within the 100-year floodplain or SFHA where flood insurance is mandatory.

The 0.2 Percent Annual Chance Flood Hazard flood zone is defined as an area within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within the 0.2 Percent Annual Chance Flood Hazard flood zones. These areas are deemed to be subject to moderate flood hazards. Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Conservation /Coastal Management Element (CCME)

Policy 1.4.4 The City shall require all development within the 100-year flood plain to be in strict conformance with all applicable federal, State, regional and local development regulations.

Policy 2.7.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity, and will determine appropriate protection measures.

Policy 2.7.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

- A. Land acquisition or conservation easement acquisition;
- B. Regulation, including setbacks, buffer zones, designated wildlife corridors, low density zoning, performance standards and open space requirements; and
- C. Incentives, including tax benefits and transfer of development rights.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, a wetlands jurisdictional boundary determination has been provided by the applicant that indicates the location and size, of the wetlands located within the boundaries of the application site. The Planning and Development Department used the City's geographic information data to determine the type(s), quality and functional value of the wetlands within the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size:	9.54 Acres
General Location(s):	The wetlands are located at various locations throughout the property
Quality/Functional Value:	The wetland has a high functional value for water filtration attenuation and flood water capacity and is located in flood zones, yet has an indirect impact on the City's waterways.
Soil Types/ Characteristics:	<p>Surrency Loamy Fine Sand (66) - The Surrency series consists of nearly level, very poorly drained soils. In areas in depressions, the high water table generally is at or above the soil surface for very long periods.</p> <p>Lynn Haven fine sand (35) – The Lynn Haven series consists of gently sloping, poorly drained, sandy, generally found on flats and in steep areas of side slopes, formed in thick beds of sandy marine sediment. The wetland soils areas have water tables near or above the ground surface.</p>
Wetland Category:	Category III
Consistency of Permitted Uses:	Any development within the wetlands must meet the performance standards in CCME Policies 4.1.3, 4.1.4, and 4.1.6 below.
Environmental Resource Permit (ERP):	Not provided by the applicant
Wetlands Impact:	Insufficient information to determine impacts
Associated Impacts:	The wetlands are associated with the AE and 0.2 Percent Flood Hazard Flood Zone

Relevant Policies:

Conservation/Coastal Management Element

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

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:

(1) Encroachment

In Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(a) 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; and

(b) 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

(c) 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
- (d) 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
- (e) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology of the site.

Policy 4.1.4 Public utilities and roadways located in Category I, II, or III wetlands shall be subject to the requirements of (a), (b), and (d) as noted in the performance standards outlined in Policy 4.1.3 above.

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

Upon site inspection by the Planning and Development Department on August 18, 2020, the required notices of public hearing signs were not posted. Nine hundred and fourteen (914) 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 August 17, 2020. Three members of the public attended the meeting and had questions regarding public park space, amount and style of units proposed, and concerns about school and roadway capacity. The applicant was also in attendance to address the questions and concerns of the citizens.

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 is intended 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 1.1.22 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 1.2.9 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.

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 3.1 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.

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.

Pending Property Rights Element (Ordinance 2021-334)

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), Community/General Commercial (CGC) in the Urban Area is intended to provide compact development in nodal and corridor development patterns, while promoting the advancement of existing commercial land uses and the use of existing infrastructure. Development that includes residential uses is preferred to provide support for commercial and other uses.

High Density Residential (HDR) in the Urban Area is intended to provide compact medium to high density mixed use development. Medium to high density residential development which includes limited commercial uses which serve the residential component of HDR developments as well as adjacent neighborhoods is preferred to reduce the number of Vehicle Miles Traveled. HDR designations shall be in locations

which are supplied with full urban services; which are located in close proximity to a roadway classified as arterial or higher on the Functional Highway Classification Map; and which are located within one-half mile distance from an existing or planned Jacksonville Transit Authority (JTA) Rapid Transit System (RTS) or other mass transit system station. Locations which serve as a transition between commercial and medium density residential land uses are preferred. Sites which are abutting Low Density Residential (LDR) or Rural Residential (RR) are discouraged. Multi-family housing is a principal use in the HDR land use category. Within the Urban Area, the minimum density in the HDR land use category is 20 unit/acre and the maximum density is 60 units/ acre.

The site has access to full urban services, including water and sewer, according to a JEA availability letter dated February 19, 2020, consistent with Policy 1.2.9 of the FLUE. The subject site is also located within close proximity of JTA stops for route 25, and the arterial roads J. Turner Butler Boulevard (SR-202) and Southside Boulevard (SR-115), and is therefore consistent with the land use category description for HDR in the Urban Development Area. The proposed amendment promotes infill development on a site with existing access to infrastructure in the Urban Development Area, and as such is consistent with FLUE Objective 6.3.

The applicant is proposing a change from CGC to HDR to allow for the development of multi-family residential uses. The proposed amendment would continue to maintain adequate land designated for residential use and allow for a wider mix of uses and housing types in the area, which presently has land designated as HDR to the south, MDR across A.C. Skinner Parkway to the southeast, and BP uses to the west. Additionally, the proposed amendment supports development of additional housing to serve nearby large scale employment and retail centers such as St. Vincent's Medical Center, 1 mile to the west, and Deerwood office parks, 0.5 miles to the east, and the St. Johns Town Center, which is only 1.6 miles to the east. Therefore, the proposed amendment is consistent with FLUE Goal 3, Objectives 1.1 and 3.1, and Policies 3.1.6 and 1.1.22.

According to the Comprehensive Plan land use need analysis, the provision of HDR designated land is just over 100 percent of need through the planning timeframe. The amendment would add HDR designated land in order to meet both the needs of housing for the growing population while providing opportunities for the real estate market to operate. The amendment also promotes development of an underutilized site within the Urban Development Area that has access to full urban services. Thus, the proposed amendment is consistent with and furthers the intent of FLUE Policies 1.1.5 and 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.

The proposed change to the application for a portion of the subject site to Recreation and Open Space (ROS) and the addition of the site specific FLUE Policy would enhance the mix of uses in the area and provide additional recreational opportunities consistent with FLUE Goal 3.

Vision Plan

The subject property is located within the boundaries of the Southeast Vision Plan. The vision plan identifies a lack of housing choices and characterizes the majority of housing options within this area to be low-density, single-family developments. The proposed amendment would allow for the development of additional housing options, offering more choices to residents. Therefore, the proposed amendment would be consistent with Sub-Principle 2.1 of the Southeast Vision Plan which is to provide for and promote compatible mixed-use development, infill and redevelopment in stable and declining areas and create a range of housing opportunities and choices, where appropriate.

Strategic Regional Policy Plan

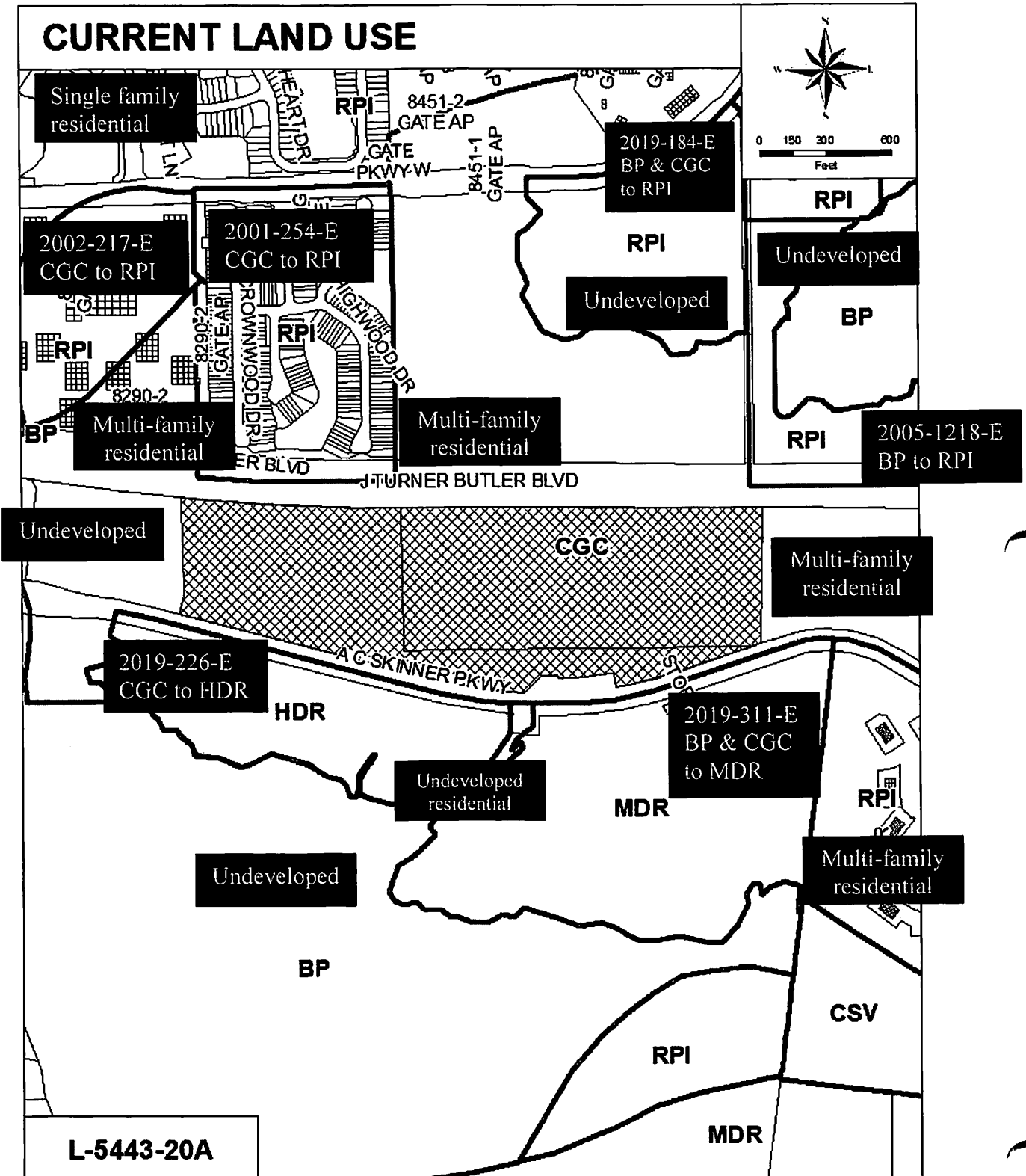
The proposed amendment is consistent with the following Policy of the Strategic Regional Policy Plan:

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 seeks to develop new housing options, and is therefore consistent with Policy 21 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it will increase and diversify the existing housing stock.

**LAND USE AMENDMENT SITE LOCATION AND CURRENT LAND USE
MAP**



REVISED EXHIBIT 1 – LEGAL DESCRIPTION

ORDINANCE

REVISED Legal Description – 8/9/2021

OVERALL PARCEL TO HDR:

ALL OR PORTIONS OF LOTS 60, 61, 62, 64 AND 65, A.B. CAMPBELL'S DIVISION OF TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AO", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, TOGETHER WITH PORTIONS OF THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, LYING EAST OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK 1709, PAGE 547, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF BELFORT ROAD (A 100 FOOT RIGHT OF WAY), WITH THE CENTERLINE OF A.G. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 67°03'07" EAST, ALONG THE CENTERLINE OF SAID A.C. SKINNER PARKWAY, A DISTANCE OF 1051.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2291.83 FEET AND A CENTRAL ANGLE OF 10°24'00"; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 1216.00 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°15'07" EAST, 1201.79 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 82°32'53" EAST, A DISTANCE OF 1166.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3502.00 FEET AND A CENTRAL ANGLE OF 07°01'51"; THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 429.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°01'57" EAST, 429.23 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 75°31'02" EAST, A DISTANCE OF 56.32 FEET TO THE INTERSECTION OF THE CENTERLINE OF A.C. SKINNER PARKWAY WITH THE SOUTHERLY PROLONGATION OF THE EAST LINE OF THE "LIMITS OF CONVEYANCE" AS RECORDED IN MAP BOOK "E", PAGE 76 OF SAID PUBLIC RECORDS; THENCE NORTH 13°29'48" EAST, DEPARTING LAST SAID CENTERLINE, AND ALONG LAST SAID SOUTHERLY PROLONGATION, A DISTANCE OF 50.01 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED AND THE POINT OF BEGINNING. THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID "LIMITS OF CONVEYANCE" THE FOLLOWING TWO (2) COURSES: (1) NORTH 13°29'48" EAST, 89.63 FEET; (2) NORTH 01°24'55" WEST, 450.45 FEET TO A POINT ON THE CURRENT SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY). THENCE ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES; (1) SOUTH 82°33'36" EAST, 222.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°10'06" EAST, 567.35 FEET) TO THE POINT OF TANGENCY; (3) THENCE SOUTH 89°46'36" EAST, 1852.41 FEET; THENCE SOUTH 09°12'35" WEST, DEPARTING LAST SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 17037, PAGE 1187, A DISTANCE OF 697.92 FEET TO A POINT ON THE CURRENT NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY, AFOREMENTIONED; THENCE ALONG LAST SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING NINE (9) COURSES: (1) SOUTH 71°30'27" WEST, 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°03'52"; (2) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 308.50 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°02'23" WEST, 308.18 FEET TO A NON-TANGENT POINT; (3) NORTH 09°25'40" WEST, 65.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1885.00 FEET AND A CENTRAL ANGLE OF 07°44'06"; (4) THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 254.48 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°26'22" WEST, 254.29 FEET) TO A NON-TANGENT POINT; (5) THENCE NORTH 01°41'34" WEST, 15.00 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1870.00 AND A CENTRAL ANGLE OF 02°17'31"; (6) THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 74.80 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27'11" WEST, 74.80 FEET TO A NON-TANGENT POINT; (7) THENCE SOUTH 45°25'48" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 11°35'31"; (8) THENCE ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 394.52 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°18'48" WEST, 393.85 FEET) TO THE POINT OF TANGENCY; (9) NORTH 75°31'02" WEST, 1216.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 42.55 ACRES, MORE OR LESS.

REVISED EXHIBIT 1 – 8/9/2021

REVISED EXHIBIT 1 – LEGAL DESCRIPTION (CONTINUED)

ORDINANCE

REVISED Legal Description – 8/9/2021 (Page 2 of 3)

LESS AND EXCEPT THE FOLLOWING LANDS FOR ROS:

A PORTION OF LOTS 60, 61, 64, AND UNNAMED ROADS, A.B. CAMPBELL'S DIVISION F TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK "AO", PAGES 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF BELFORT ROAD, RELOCATED (A VARIABLE WIDTH RIGHT OF WAY), WITH THE CENTERLINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY), AS CENTERLINES ARE NOW ESTABLISHED AND REPRESENTED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION NUMBER 72192-3503, THENCE SOUTH 82°33'47" EAST, ALONG THE CENTERLINE OF SAID J. TURNER BUTLER BOULEVARD, A DISTANCE OF 3240.19 FEET TO A POINT ON THE FIFTH COURSE OF THE "LINE OF DEMARCATION" DESCRIBED IN DEED BOOK 1709, PAGE 547, OF THE CURRENT PUBLIC RECORDS OF SAID DUVAL COUNTY; THENCE SOUTH 28°53'05" EAST, ALONG SAID "LINE OF DEMARCATION", A DISTANCE OF 124.11 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID J. TURNER BUTLER BOULEVARD (LYING 100 FEET SOUTH OF SAID CENTERLINE); THENCE SOUTH 82°33'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 878.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°18'17" EAST, 567.35 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 89°46'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 1123.06 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUE SOUTH 89°46'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 729.57 FEET TO THE WESTERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS 18832, PAGE 1267, SAID PUBLIC RECORDS; THENCE SOUTH 08°14'47" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 608.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING EIGHT(S) COURSES: COURSE 1: SOUTH 71°31'13" WEST, A DISTANCE OF 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°03'52"; COURSE 2: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 308.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°03'09" WEST, 308.18 FEET, TO A NON-TANGENT POINT; COURSE 3: NORTH 09°24'54" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 1885.00 FEET AND A CENTRAL ANGLE OF 07°44'07"; COURSE 4: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 254.48 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°27'08" WEST, 254.29 FEET, TO A NON-TANGENT POINT; COURSE 5: NORTH 91°40'48" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 1870.00 FEET AND A CENTRAL ANGLE OF 02°17'31"; COURSE 6: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 74.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°27'57" WEST, 74.80 FEET, TO A NON-TANGENT POINT; COURSE 7: SOUTH 45°26'34" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 03°13'21"; COURSE 8: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 109.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°29'07" WEST, 109.66 FEET TO THE POINT OF TANGENCY; THENCE: NORTH 06°07'33" EAST, A DISTANCE OF 102.49; THENCE: NORTH 27°33'00" EAST, A DISTANCE OF 186.06 FEET; THENCE: NORTH 63°22'00" EAST, A DISTANCE OF 135.26 FEET; THENCE: NORTH 47°22'49" EAST, A DISTANCE OF 331.59 FEET; THENCE: NORTH 60°04'07" WEST, A DISTANCE OF 269.66 FEET TO A POINT ON THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 15.24 ACRES, MORE OR LESS

REVISED EXHIBIT 1 – 8/9/2021

REVISED EXHIBIT 1 - LEGAL DESCRIPTION (CONTINUED)

ORDINANCE

REVISED Legal Description - 8/9/2021 (Page 3 of 3)

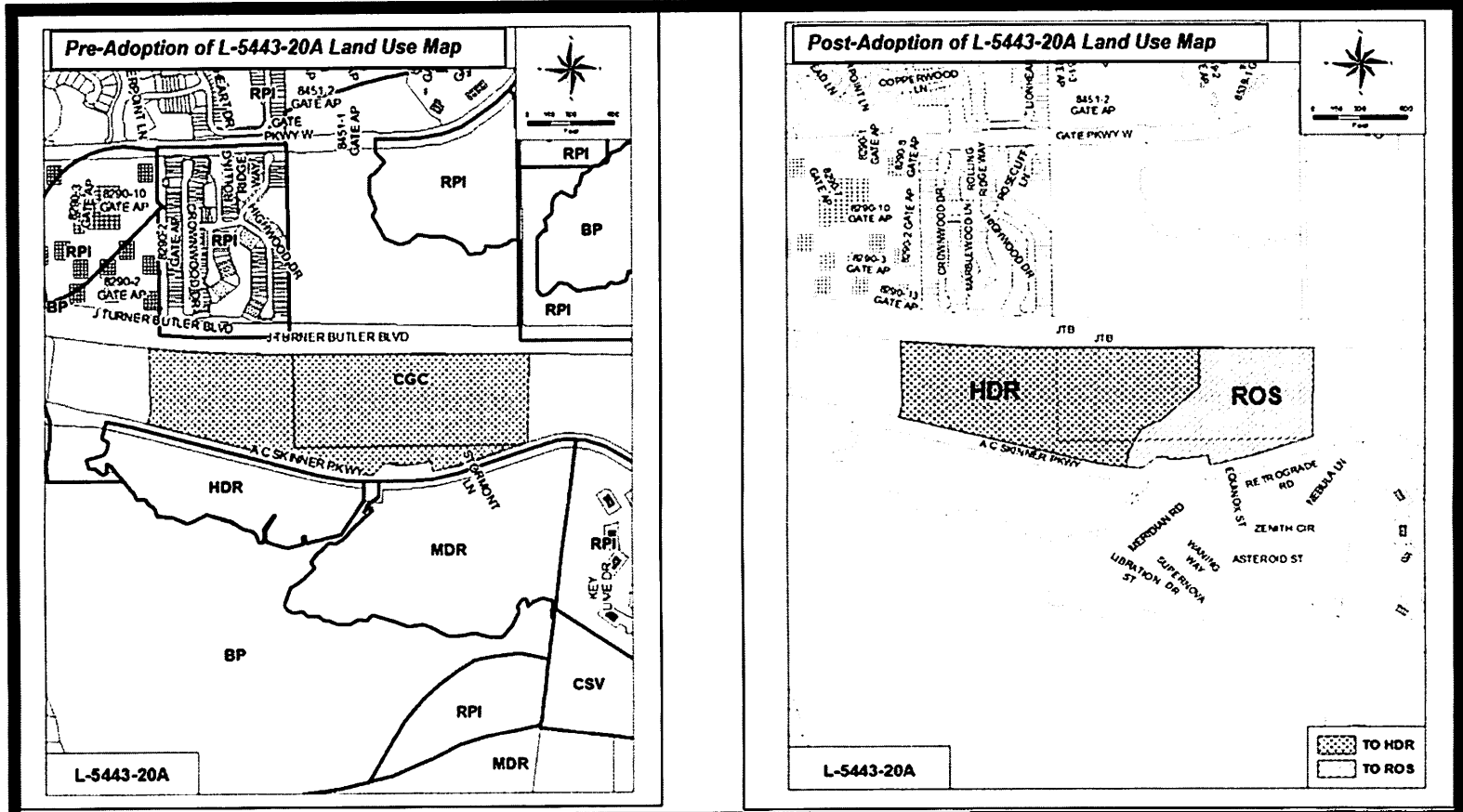
ROS PARCEL:

A PORTION OF LOTS 60, 61, 64, AND UNNAMED ROADS, A.B. CAMPBELL'S DIVISION F TIGER HOLE PLANTATION ACCORDING TO PLAT RECORDED IN DEED BOOK 260 AND 261 OF THE FORMER PUBLIC RECORDS OF DUAL COUNTY, FLORIDA LYING IN THE FRANCIS RICHARD GRANT, SECTION 56, TOWNSHIP 3 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF INTERSECTION OF THE CENTERLINE OF BELFORT ROAD, RELOCATED (A VARIABLE WIDTH RIGHT OF WAY), WITH THE CENTERLINE OF J. TURNER BUTLER BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY), AS CENTERLINES ARE NOW ESTABLISHED AND REPRESENTED IN FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAPS, SECTION NUMBER 12292-3503, THENCE SOUTH 82°33'47" EAST, ALONG THE CENTERLINE OF SAID J. TURNER BUTLER BOULEVARD, A DISTANCE OF 3240.19 FEET TO A POINT ON THE FIFTH COURSE OF THE LINE OF DEMARCATION DESCRIBED IN DEED BOOK 1709, PAGE 547, OF THE CURRENT PUBLIC RECORDS OF SAID DUAL COUNTY; THENCE SOUTH 28°53'05" EAST, ALONG SAID LINE OF DEMARCATION, A DISTANCE OF 124.11 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID J. TURNER BUTLER BOULEVARD LYING 100 FEET SOUTH OF SAID CENTERLINE; THENCE SOUTH 82°33'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 578.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 4507.37 FEET AND A CENTRAL ANGLE OF 07°13'00"; ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 567.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°10'17" EAST, 567.35 FEET, TO THE POINT OF TANGENCY; THENCE SOUTH 59°46'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 1123.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 59°46'47" EAST, ALONG SAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 729.57 FEET TO THE WESTERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS 18332, PAGE 1267, SAID PUBLIC RECORDS; THENCE SOUTH 00°14'47" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 608.38 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A.C. SKINNER PARKWAY (A VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, THE FOLLOWING EIGHT(S) COURSES: COURSE 1: SOUTH 71°31'13" WEST, A DISTANCE OF 382.03 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 09°33'57"; COURSE 2: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 308.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°03'09" WEST, 308.18 FEET, TO A NON-TANGENT POINT; COURSE 3: NORTH 09°24'54" WEST, A DISTANCE OF 65.00 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 1855.00 FEET AND A CENTRAL ANGLE OF 07°44'07"; COURSE 4: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 254.48 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°27'08" WEST, 254.29 FEET, TO A NON-TANGENT POINT; COURSE 5: NORTH 01°40'48" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 1870.00 FEET AND A CENTRAL ANGLE OF 02°17'31"; COURSE 6: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 74.80 FEET, TO A NON-TANGENT POINT; COURSE 7: SOUTH 45°26'34" WEST, A DISTANCE OF 110.61 FEET TO A POINT ON A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1950.00 FEET AND A CENTRAL ANGLE OF 03°13'21"; COURSE 8: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 109.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°29'07" WEST, 109.66 FEET TO THE POINT OF TANGENCY; THENCE NORTH 06°07'33" EAST, A DISTANCE OF 102.49; THENCE NORTH 27°33'00" EAST, A DISTANCE OF 186.06 FEET; THENCE NORTH 63°22'00" EAST, A DISTANCE OF 133.26 FEET; THENCE NORTH 47°27'49" EAST, A DISTANCE OF 331.59 FEET; THENCE NORTH 00°04'07" WEST, A DISTANCE OF 269.66 FEET TO A POINT ON THE AFORESAID SOUTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF J. TURNER BUTLER BOULEVARD AND THE POINT OF BEGINNING.

CONTAINING 15.24 ACRES, MORE OR LESS

REVISED EXHIBIT 2 – DUAL MAP



Request for Large Scale Land Use Amendment to Future Land Use Map Series

	From: Community/General Commercial (CGC) To: High Density Residential (HDR) and Recreation and Open Space (ROS)	
	Planning District: 3	Identification Number: L-5443-20A
Council District: 11	REVISED Exhibit 2 (Page 1 of 1) 8/9/21	

Site Specific Policy with L-5443-20A / Ordinance 2021-517

FUTURE LAND USE ELEMENT

4.4.23

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2021-517 for a large scale amendment is approved subject to the following site specific condition:

To implement Policy 1.1.25 of the 2030 Comprehensive Plan Future Land Use Element, the following shall apply to this large scale land use map amendment:

- o Development shall be exempt from the mix of uses requirement for developments with a density greater than twenty five (25) units/acre.

The site has access to full urban services and is located in close proximity to public transportation, supportive of a multifamily development. Development on the site includes an area of ROS dedicated for a City park and an area of HDR. The permitted density of development without a mix of uses on the HDR site supports the regional employment and retail centers located within close proximity of the site. The inclusion of the City park on the site would foster a broader mix of uses in the area.