

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

February 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. 2023-002/Application No. L-5766-22C

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 2023-002 on February 9, 2023.

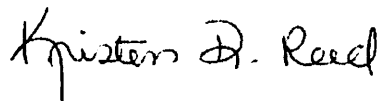
P&DD Recommendation	APPROVE
PC Issues:	None
PC Vote:	8-0 APPROVE

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

Planning Commission Report
February 9, 2023
Page 2

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

Sincerely,



Kristen D. Reed, AICP
Chief of Community Planning Division
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Report of the Jacksonville Planning and Development Department

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

Ordinance/Application No.: 2023-2 / L-5766-22C

Property Location: 0 and 10880 103rd Street, 0 and 5400 Arrow Lane, between Cecil Commerce Center Parkway and Piper Glen Boulevard

Real Estate Number(s): 015403-0000, 015404-0000, 015405-0000, 015405-0010

Property Acreage: 19.11 acres

Planning District: District 4, Southwest

City Council District: District 12

Applicant: William Michaelis, Esquire

Current Land Use: Community/General Commercial (CGC)

Proposed Land Use: Community/General Commercial (CGC) with Site Specific Future Land Use Element (FLUE) Policy 4.4.39

Development Boundary: Suburban Area

Current Zoning: Commercial Community/General-2 (CCG-2) and Commercial Office (CO)

Proposed Zoning: Planned Unit Development (PUD)

RECOMMENDATION: **APPROVE**

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To allow for multifamily development of the property with the following site-specific policies: Remove (1) the requirement that residential uses shall not be the sole use and shall not exceed 80 percent of the development, and (2) the requirement that residential uses shall not be permitted on the ground floor abutting roads classified as arterials or higher on the Functional Highways Classification Map.

BACKGROUND

The 19.11-acre subject vacant undeveloped site is located in the southeast quadrant of 103rd Street and Cecil Commerce Center Parkway, both minor arterial roadways. The

applicant is proposing a Future Land Use Map (FLUM) amendment from Community/General Commercial (CGC) to Community/General Commercial (CGC) with site specific FLUE Policy 4.4.39 (detailed below and included as Exhibit 3, dated October 19, 2022, to the Ordinance) to allow for use of the site as 100% single-use residential development and to exempt the development from the CGC category characteristic prohibiting ground floor residential uses abutting roads classified as arterials or higher on the Functional Highway Classification Map.

The applicant is also proposing a companion rezoning from Commercial Community/General-2 (CCG-2) and Commercial Office (CO) to Planned Unit Development (PUD), which is pending concurrently with this amendment, pursuant to Ordinance 2023-3.

Proposed site specific FLUE Policy 4.4.39

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2022-002 for a small-scale amendment is approved subject to the following:

To implement Policies 1.1.5 and 1.1.25 of the 2030 Comprehensive Plan Future Land Use Element, the following shall apply to this small-scale land use map amendment:

- Residential development shall be permitted on 100% of the site.
- Development shall be exempt from the Community/General Commercial Suburban Area Development Characteristic prohibiting ground floor residential uses abutting roads classified as arterials or higher on the Functional Highway Classification Map.

The amendment allows for the option of single use multi-family residential development. The amendment provides an additional location for residential uses, providing sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents.

There is a a mix of uses surrounding the application site with vacant undeveloped land and single-family residential being the dominant use. North of the site across 103rd Street, Ordinance 2021-867-E changed the land use from CGC to Residential-Professional-Insitutional (RPI) to allow for residential development. Across 103rd Street and east of Samaritan Way there have been recent land use amendments for residential development: Ordinance 2022-307-E changed the land use from CGC to Medium Density Residential (MDR) and pending Ordinance 2022-892 proposes a change to the land use from Low Density Residential (LDR) to MDR. More specific uses along with the zoning and land use categories are listed below.

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

North: Land Use: Community/General Commercial (CGC) Residential-Professional-Insitutional (RPI)

Zoning: Commercial Community/General-1 (CCG-1), Commercial Community/General-2 (CCG-2), PUD and Commercial Residential Office (CRO)

Property Use: vacant undeveloped land, mini-storage

South: Land Use: LDR

Zoning: Planned Unit Development (PUD)

Property Use: single-family dwellings, common area space for the Bent Creek subdivision

East: Land Use: LDR and CGC

Zoning: Rural Residential-Acre (RR-Acre), PUD, Commercial Office (CO)

Property Use: single-family dwellings, common area space for the Bent Creek subdivision

West: Land Use: CGC, Multi-Use (MU)

Zoning: CO, CCG-2, PUD

Property Use: Vacant undeveloped land, Cecil Commerce Center Off-Ramp, Cecil Field across Cecil Commerce Center Parkway

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.

Land Use Amendment Impact Assessment - Application Number L-5766-22C

Development Analysis	19.11 Acres – 832,432 sq. ft.	
Development Boundary	Suburban	
Roadway Frontage Classification / State Road	103 rd Street (SR 134) and Arrow Lane – Local Road	
Plans and/or Studies	Southwest Vision Plan	
Site Utilization	Current: Vacant	Proposed: Multifamily
Land Use / Zoning	Current: CGC / CO and CCG-2	Proposed: CGC w/SSP / PUD
Development Standards for Impact Assessment	Current: Scenario 1: 0.35 FAR Scenario 2: 0.35 FAR (20%) and 15 DU/Acre (80%)	Proposed: Scenario 1: 0.35 FAR Scenario 2: 15 DU/Acre

Development Analysis		19.11 Acres – 832,432 sq. ft.	
Development Potential	Current: Scenario 1: 291,351 sq. ft. Scenario 2: 58,270 sq. ft 229 MF DU	Proposed: Scenario 1: 291,351 sq. ft Scenario 2: 286 MF DU	
Net Increase or Decrease in Maximum Density	Scenario 1: N/A Scenario 2: increase of 57 MF DU		
Net Increase or Decrease in Potential Floor Area	Scenario 1: 0 Scenario 2: decrease of 58,270 sq. ft		
Population Potential	Current: Scenario 1: 0 Scenario 2: 538 people	Proposed: Scenario 1: 0 Scenario 2: 672 people	
Special Designation Areas			
Aquatic Preserve	No		
Septic Tank Failure Area	No		
Evacuation Zone	No		
Airport Environment Zone	150' for Herlong Recreational Airport and Cecil Field		
Industrial Preservation Area	No		
Cultural Resources	None		
Archaeological Sensitivity	Low		
Historic District	No		
Coastal High Hazard	No		
Adaptation Action Area	No		
Groundwater Aquifer Recharge Area	0 – 4 inches		
Wellhead Protection Zone	No		
Boat Facility Siting Zone	No		
Brownfield	No		
Public Facilities			
Potential Roadway Impact	No net new daily trips		
Potential Public School Impact	Increase of 70 students		
Water Provider	JEA		
Potential Water Impact	Scenario 1: 0 Scenario 2: Increase of 10,482 gpd		
Sewer Provider	JEA		
Potential Sewer Impact	Scenario 1: 0 Scenario 2: Increase of 7,861.1 gpd		
Potential Solid Waste Impact	Scenario 1: 0 Scenario 2: Increase of 54.9 tons per year		
Drainage Basin/Sub-basin	Main: Ortega River Minor: Sal Taylor Creek		
Recreation and Parks	Bent Creek Golf Course		
Mass Transit Access	No (1/3 of a mile down 103 rd Street)		
Natural Features			
Elevations	77 – 84 ft.		
Land Cover	1200 – Residential, Medium Density – 2-5 DU/Acre 2410 – Tree Nurseries 3100 – Herbaceous Upland Nonforested 6110 – Bay Swamp (if distinct) 6170 – Mixed Wetland Hardwoods 6250 – Hydric Pine Flatwoods		
Soils	14 – Boulogne Fine Sand, 0 to 2 percent slopes		

Development Analysis	19.11 Acres – 832,432 sq. ft.
	22 – Evergreen Wesconnett Complex, depressional, 0 to 2 percent slopes 32 – Leon Fine Sand, 0 to 2 percent slopes 49 – Pamlico Muck, depressional, 0 to 1 percent slopes
Flood Zones	No
Wetlands	5.83 Acres: 22 – Evergreen Wesconnett Complex, depressional, 0 to 2 percent slopes 49 – Pamlico Muck, depressional, 0 to 1 percent slopes
Wildlife (applicable to sites greater than 50 acres)	N/A

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA’s Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant has provided a JEA letter of service availability dated September 13, 2022, which was submitted with the companion PUD rezoning application identifying that the site has an existing connection point for a 24 inch water main for water services along 103rd Street and an existing 24 inch force main for sewer services along 103rd Street.

Future Land Use Element

Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized 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.

Transportation

The subject site is 19.11 acres and is accessible from Arrow Lane, an unclassified facility, which intersects with 103rd Street (SR 134) north of the property. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 6. The applicant proposes to change the existing land use from Community General Commercial (CGC) land use to CGC land use subject to a site-specific policy.

Comprehensive Plan Consistency:

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

Transportation Element

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

Objective 2.4 The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and environmentally sound manner.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current land use would result in 8,303 or 3,922 daily trips depending on the scenario. If the land use is amended to allow for this proposed CGC with a site-specific policy, this will result 8,303 or 1,928 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in no 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.

Table A
Trip Generation Estimation Scenarios

Current Land Use Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	820	291,351 SF	T = 37.01 (X) / 1000	10,783	2,480	8,303
				Existing Scenario 1 Total		8,303
Current Land Use Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC-N	822	58,720 SF	T = 67.52(X) / 1000	3,965	1,586	2,379
CGC-R	220	229 MF DUs	T = 6.74 (X)	1,543	0	1,543
				Existing Scenario 2 Total		3,922
Proposed Land Use Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	820	291,351 SF	T = 37.01 (X) / 1000	10,783	2,480	8,303
				Proposed Scenario 1 Total		8,303
Proposed Land Use Scenario 2	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC-R	220	286 MF DUs	T = 6.74 (X)	1,928	0	1,928
				Proposed Scenario 2 Total		1,928
				Scenario 1 Net New Daily Total		0
				Scenario 2 Net New Daily Total		0

Source: Trip Generation Manual, 10th Edition, Institute of Engineers

School Capacity

The 19.11 acre proposed land use map amendment has a development potential of 286 dwelling units and 70 new students. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the results are included as shown in the attached analysis.

The analysis of the proposed residential development does not reveal any deficiency for school capacity within the CSA.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Objective 3.2 Adopted Level of Service (LOS) Standards through the implementation of its concurrency management systems and in coordination with the DCPS, the City shall ensure that the capacity of schools is sufficient to support new residential developments at the adopted level of service (LOS) standards within the period covered in the five-year schedule of capital improvements and the long range planning period. These standards shall be consistent with the Interlocal Agreement agreed upon by the DCPS, the City and the other municipalities. Minor deviations to the LOS standards may occur, so long as they are limited, temporary and with scheduled capacity improvements, school capacity is maximized to the greatest extent feasible.

Policy 3.1.1 The LOS standards set forth herein shall be applied consistently for the purpose of implementing school concurrency, including determining whether sufficient school capacity exists to accommodate a particular development application, and determining the financial feasibility of DCPS Five-Year Capital Facilities Plan and the City's Capital Improvement Plan.

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements as shown in the attached analysis

Archaeological Sensitivity

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of low sensitivity for the presence of archaeological resources. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element

Policy 1.2.6 The Planning and Development Department shall maintain and update for planning and permitting purposes, a U.S.G.S. series of topographic maps upon which recorded archaeological sites are shown.

Airport Environment Zone

The site is located within the 150-foot Height and Hazard Zone for the Cecil Field and Herlong Recreational Airport. Zoning will limit development to a maximum height of 150 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element

Objective 2.5 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities.

Aquifer Recharge

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

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

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridan Aquifer, the Planning and Development Department shall prepare maps of such designated areas showing the special zoning and land use consideration the City has established for such areas as designated by the latest update of the Floridan Aquifer Recharge GIS grid coverage.

Wetlands

Review of City data indicates the potential existence of wetlands on the subject site and as such, based upon the city's geographic information data, the Planning and Development Department has determined the general location, type(s), size, quality and functional value of all wetlands located within the boundaries of the application site.

Based on the information noted below, the proposed amendment may be consistent with the Conservation/Coastal Management Element (CCME) wetlands policies.

Wetlands Characteristics:

Approximate Size: 5.83 Acres

General Location(s): Category III wetlands are located in the southeast portion of the site. (See Wetlands Map Attached)

Quality/Functional Value: The wetland has a medium functional value for water filtration attenuation and flood water capacity due to its isolation, size and having an indirect impact on the City's waterways.

Soil Types/ Characteristics: (22) Evergreen Wesconnett complex- The Evergreen series consists of nearly level, very poorly drained soils. These soils formed in decomposed organic materials underlain by thick sandy marine sediments. They are in depressions. The soils are moderately slowly permeable to rapidly permeable. Generally, the high water table is at or above the surface for very long periods.

(49) Pamlico Muck - Pamlico Muck is frequently flooded and consists of poorly drained soils formed of decomposed organic materials. Generally, the water table is at a depth of 6 to 12 inches. Slopes range from 0 to 2 percent.

Wetland Category: Category III

Consistency of Permitted Uses: Uses permitted within Category III wetlands are subject to CCME Policies 4.1.3 and 4.1.6

Environmental Resource Permit (ERP): ERP not provided by the applicant

Wetlands Impact: The companion PUD site plan avoids wetlands placing the majority in a "wetlands preserve".

Associated Impacts: none

Relevant Policies:

Conservation/Coastal Management Element (CCME)

CCME Policy 4.1.3

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

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

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

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

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

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

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

CCME Policy 4.1.6

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

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

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

Best Management Practices: Silviculture

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

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

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

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

PROCEDURAL COMPLIANCE

The applicant provided a signed affidavit and photos of the required notices of public hearing signs showing they were posted on January 6, 2023. Twenty-eight (28) 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 January 17, 2023. No members of the public were in attendance for this item.

CONSISTENCY EVALUATION

Consistency with 2030 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

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

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

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

Policy 1.1.5 The amount of land designated for future development should provide for a balance of uses that:
A. Fosters vibrant, viable communities and economic development opportunities;
B. Addresses outdated development patterns;
C. Provides sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

Policy 1.1.10 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.12 Promote the use of Planned Unit Developments (PUDs), cluster developments, and other innovative site planning and smart growth techniques in all commercial, industrial and residential plan categories, in order to allow for appropriate combinations of complementary land

uses, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations.

- Policy 1.1.21 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 may be 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.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Future Land Use Element (FLUE), Community/General Commercial (CGC) is a category intended to provide for a wide variety of retail goods and services which serve large areas of the City and a diverse set of neighborhoods. Uses should generally be developed in nodal and corridor development patterns. Nodes are generally located at major roadway intersections and corridor development should provide continuity between the nodes and serve adjacent neighborhoods in order to reduce the number of Vehicle Miles Traveled. CGC also allows for multi-family residential at densities up to 20 units per acre in the Suburban Area, subject to the provision that residential uses shall not be the sole use and shall not exceed 80 percent of a

development. The CGC land use category also includes a development characteristic provision that residential uses should not be permitted on the ground floor abutting roads classified as arterials or higher.

The applicant is proposing a change from CGC to CGC with site specific Future Land Use Element (FLUE) Policy 4.4.39. The site specific policy exempts the subject site from the Community/General Commercial Suburban Area Development Characteristic prohibiting ground floor residential uses abutting roadways classified as arterials or higher on the Functional Highway Classification Map and permits single use residential development on 100% of the site. The site's location on the 103rd Street corridor provides opportunity for a mix of uses, supportive of a multi-family development. Therefore, the amendment is consistent with FLUE Goal 1 and Objective 1.1.

While CGC is a commercial category, it also allows for residential development. The proposed site specific policy and the companion PUD rezoning application indicate an intent to develop the site for residential use. The proposed use of the site for a residential development would allow for a wider mix of uses along the 103rd Street corridor, consistent with Goal 3 of the FLUE, and ensure adequate land is designated for residential uses, while maintaining compatibility with the surrounding area, consistent with FLUE Objective 3.1. The proposed companion PUD rezoning allows for an opportunity to offer innovative site design techniques, consistent with FLUE Policy 1.1.12.

The site abuts land in the LDR land use category to the south and east with property in the CGC land use category abutting the site to the north, east and west fronting 103rd Street. The proposed residential use of the property would promote a transition of uses between the LDR to the south and the CGC and 103rd Street corridor to the north. Additionally, the proposed residential use of the property would continue the existing land use pattern in the surrounding area promoting a compact, compatible, and balanced land development pattern consistent with FLUE Goal 3 and Policies 1.1.10 and 1.1.22.

The site specific policy allows for maximum density of 20 multi-family units per acre for the entire application site without a mix of uses component. The residential development will facilitate the increase of additional housing opportunities in the area to serve the needs of the growing population consistent with FLUE Objective 6.3 and Policy 1.1.15.

The applicant has provided a JEA letter of service availability dated September 13, 2022, which was submitted with the companion PUD rezoning application identifying that the site has an existing connection point for a 24 inch water main along 103rd Street and an existing 24 inch sewer force main along 103rd Street. Therefore, the proposed land use amendment is consistent with FLUE Policy 1.2.9.

The proposed amendment would encourage reuse of the site as well as use of vacant undeveloped land within the Suburban Development Area, where access to urban services is available, along with a mix of uses. The proposed use of the site as residential will broaden the mix of uses in the area. As such, the proposed amendment is consistent with FLUE Objective 6.3 and Policies 1.1.22 and 3.1.6.

The proposed small-scale amendment would have no impact on the amount of CGC designated land throughout the City, as the site is already designated as CGC and the companion PUD still permits the development of commercial uses. Thus, the proposed amendment is consistent with 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.

Vision Plan

The subject property is located within the "Suburban Area" and Jacksonville Heights Character Area of the Southwest Jacksonville Vision Plan (September 2003). While the Plan offers no specific recommendations for the location of the subject site, an implementation option listed under the guiding theme of "Strengthen existing neighborhoods and create new neighborhoods," states: "In the traditional, suburban and rural areas, create a vision for groups of neighborhoods" to create a cohesive community. The proposed land use amendment would allow for additional housing options on an underutilized property, thereby adding to the surrounding existing community. Given this, the proposed amendment is consistent with the Southwest Vision Plan.

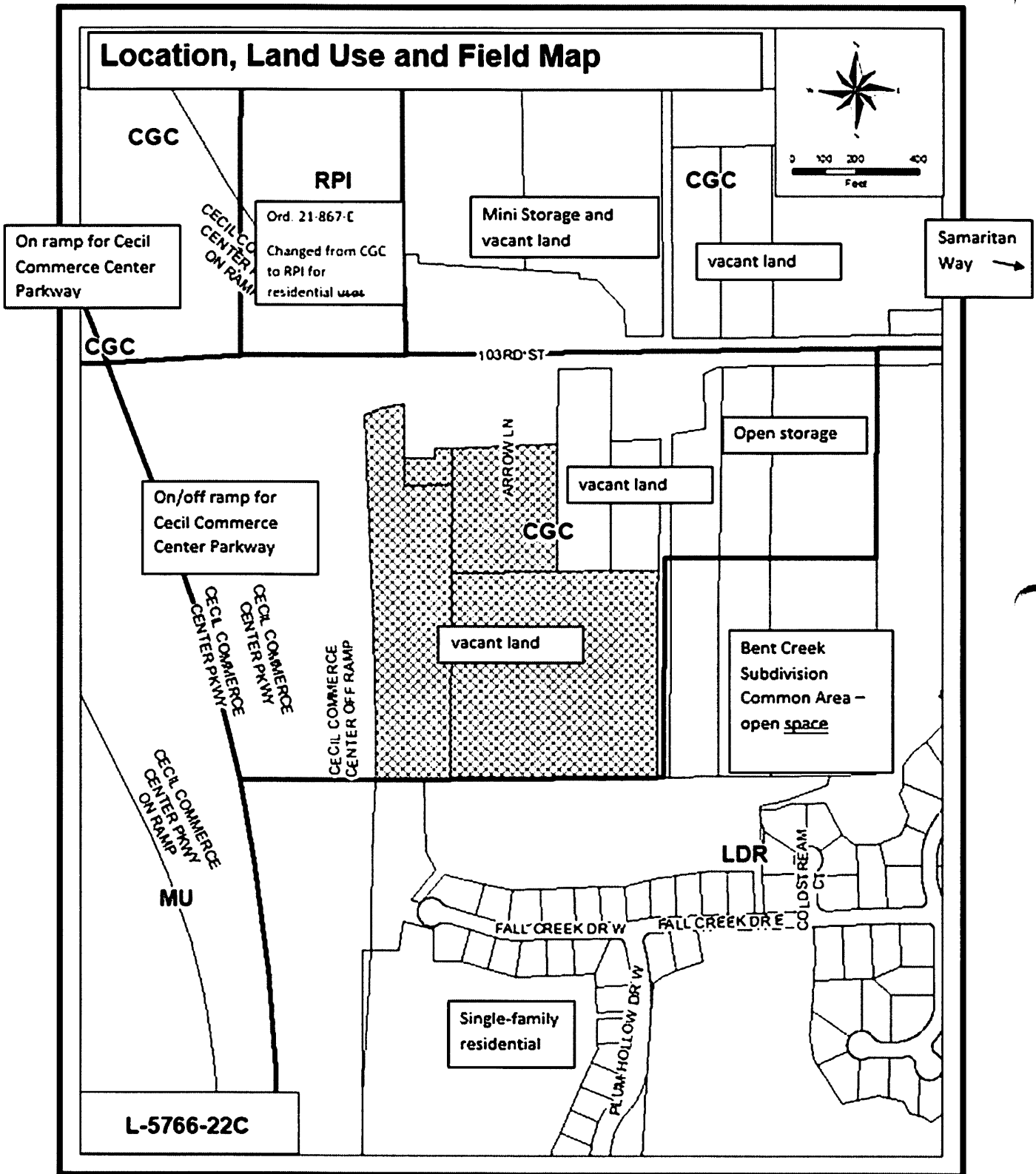
Strategic Regional Policy Plan

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 Southwest Planning District.

Location, Current Land Use and Field Map



Application Review Request: COJ PDD: School Impact Analysis
 Proposed Name: L-5766-22C 103rd Street Arrow Lane
 Requested By: Ed "Luke" Lukacovic / Eric Hinton
 Reviewed By: Shalene B. Estes
 Due: 12/14/2022

Analysis based on maximum dwelling units: **286**

School Type	CSA ¹	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/Development ³	5-Year Utilization (%)	Available Seats · CSA ²	Available Seats · Adjacent CSA 1&2
Elementary	8	5,666	75%	35	83%	2,075	9,800
Middle	7	1,018	71%	14	79%	267	1,681
High	8	2,697	89%	21	64%	216	2,255
Total New Students				70			

NOTES:

¹ Proposed Development's Concurrently Service Area (CSA)

² Available CSA seats include current reservations

³ Student Distribution Rate

ES-.125

MS-.051

HS-.074

0.250

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

Application Review Request: COJ PDD: Baseline Checklist Review
 Proposed Name: L-5766-22C 103rd Street Arrow Lane
 Requested By: Ed "Luke" Lukacovic / Eric Hinton
 Reviewed By: Shalene B. Estes
 Due: 12/14/2022

Analysis based on maximum dwelling units: 286

SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ³	SCHOOL CAPACITY ² (Permanent/Portables)	CURRENT ENROLLMENT 20-Day Count (2022/23)	% OCCUPIED	4 YEAR PROJECTION
Westview K8 #274	8	35	1498	1197	80%	85%
Westview K8 #274	8	14	1498	1197	80%	85%
Westside HS #241	8	21	1786	1587	89%	75%
		70				

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.

Wetlands

