

City of Jacksonville, Florida

Lenny Curry, Mayor

City Hall at St. James
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Jacksonville, FL 32202
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June 08, 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. 2023-293/Application No. L-5811-23C

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 2023-293 on June 08, 2023.

P&DD Recommendation APPROVE

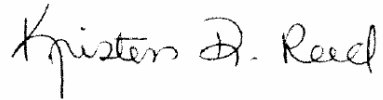
PC Issues: A representative of Springfield Preservation and Revitalization (SPAR) indicated that the applicant is coordinating with SPAR on revising the companion PUD rezoning application to address neighborhood concerns.

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
David Hacker	Aye
Morgan Roberts	Aye

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

Sincerely,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive style with a large initial 'K'.

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

Small-Scale Future Land Use Map Amendment – June 2, 2023

Ordinance/Application No.:	2023-293 / L-5811-23C
Property Location:	0 and 27 7 th Street East, between Main Street and Hubbard Street
Real Estate Number(s):	07138 0000, 071653 0000
Property Acreage:	3.04 acres
Planning District:	District 1, Urban Core
City Council District:	District 7
Applicant:	Paul Harden, Esquire
Current Land Use:	Community/General Commercial (CGC)
Proposed Land Use:	Community/General Commercial (CGC) with Site Specific Future Land Use Element (FLUE) Policy 4.4.41
Development Boundary:	Urban Priority Area
Current Zoning:	Commercial Community/General-Springfield (CCG-S)
Proposed Zoning:	Planned Unit Development (PUD)
RECOMMENDATION:	APPROVE

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To allow for a site-specific text amendment to increase density of units.

BACKGROUND

The 3.04-acre subject site is located at 0 and 27 7th Street East, a local roadway between Main Street and Hubbard Street. According to the functional highway classification, Main Street is a minor arterial roadway and Hubbard Street is a local roadway. 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 4.4.41 (detailed below and included as Exhibit 3, dated March 30, 2023, to the Ordinance) to allow for the development of multi-family with an increase in the allowed density for up to 220 dwelling units.

The applicant is also proposing a companion rezoning from Commercial Community/General-Springfield (CCG-S) to Planned Unit Development (PUD), which is pending concurrently with this amendment, pursuant to Ordinance 2023-294.

Proposed Site Specific FLUE Policy 4.4.41

Pursuant to the authority granted by Sec. 163.3187(1)(b), Florida Statutes, Ordinance 2023-293 for a small scale amendment is approved subject to the following:

To implement Policy 1.1.24 of the 2045 Comprehensive Plan Future Land Use Element, the following shall apply to this small scale land use map amendment:

- Multi-Family residential development shall not exceed 220 dwelling units.

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 and businesses.

There is a a mix of uses surrounding the application site with vacant undeveloped land, commercial uses, and residential being the dominant use. 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), Medium Density Residential (MDR)
Zoning: Planned Unit Development (PUD), Commercial/Community General-Springfield (CCG-S), Commercial Residential Office-Springfield (CRO-S), and Residential Medium Density-S (RMD-S)
Property Use: Parking lot, Vacant, Restaurant, Church, Office, Single-Family, Multi-Family, Convenience Store, Laundromat, Parking Lot

South: Land Use: CGC, MDR, Neighborhood Commercial (NC), and Public Building and Facilities (PBF)
Zoning: Planned Unit Development (PUD), RMD-S, CommercialNeighborhood-Springfield (CN-S), Commercial/Community General-Springfield (CCG-S), Public Building and Facilities-1 (PBF-1), and Public Building and Facilities-2 (PBF-2)
Property Use: Vacant, Parking Lot, Retail Store, Single-Family, Bar, Bank, School, Church, Office, Service garage, Multi-Family, and Shopping Center

East: Land Use: CGC, RPI, and MDR
Zoning: CCG-S, CRO-S, and RMD-S
Property Use: Vacant, Parking lot, Drug store, Church, Single-Family, and Multi-Family

West: Land Use: CGC and MDR

Zoning: PUD, CCG-S, and RMD-S
 Property Use: Multi-Family, Parking lot, Restaurant, Shopping Center,
 Retail store, Vacant, Day care, Single-Family, and Bank

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.

Land Use Amendment Impact Assessment - Application Number L-5811-23C

Development Analysis		3.04 acres
Development Boundary	Urban Priority Area	
Roadway Frontage Classification / State Road	Local Roadway (7 th Street E & Hubbard Street) Minor Arterial (8 th Street East)	
Plans and/or Studies	Urban Core Vision Plan	
Site Utilization	Current: Vacant Supermarket	Proposed: Mixed-Use
Land Use / Zoning	Current: CGC/CCG-S	Proposed: CGC with SSP/PUD
Development Standards for Impact Assessment	Current: Scenario 1: 0.35 FAR Scenario 2: 80% residential at 45 units/acre and 20% non-residential at 0.35 FAR	Proposed: Scenario 1: 0.35 FAR Scenario 2: Per Site Specific policy - 220 multi-family DUs
Development Potential	Current: Scenario 1: 46,347 sq. ft. of CGC space Scenario 2: 109 multi-family DUs and 9,263 sq. ft. of CGC space	Proposed: Scenario 1: 46,347 sq. ft. of CGC space Scenario 2: 220 multi-family DUs
Net Increase or Decrease in Maximum Density	Scenario 1: N/A Scenario 2: Increase of 111 DUs	
Net Increase or Decrease in Potential Floor Area	Scenario 1: No change Scenario 2: Decrease of 9,269 sq. ft.	
Population Potential	Current: 256 People	Proposed: 517 People
Special Designation Areas		
Aquatic Preserve	No	
Septic Tank Failure Area	No	
Evacuation Zone	No	
Airport Environment Zone	No	

Development Analysis	3.04 acres
Industrial Preservation Area	No
Cultural Resources	No
Archaeological Sensitivity	Low Archaeological Sensitivity
Historic District	Springfield
Coastal High Hazard	No
Adaptation Action Area	No
Groundwater Aquifer Recharge Area	No
Wellhead Protection Zone	No
Boat Facility Siting Zone	No
Brownfield	Brownfield Pilot Area
Public Facilities	
Potential Roadway Impact	Scenario 1: No net new daily trips Scenario 2: 446 net new daily trips
Potential Public School Impact	54 new students
Water Provider	JEA
Potential Water Impact	Scenario 1: No change Scenario 2: Increase of 25,622 gpd
Sewer Provider	JEA
Potential Sewer Impact	Scenario 1: No change Scenario 2: Increase of 19,216 gpd
Potential Solid Waste Impact	Scenario 1: No change Scenario 2: Increase of 273 tpy
Drainage Basin/Sub-basin	Upstream of Trout River/Hogan Creek
Recreation and Parks	Liberty Park
Mass Transit Access	JTA Bus Route 1 Stop 2761
Natural Features	
Elevations	18 to 20 feet above mean sea level
Land Cover	1400: Commercial and services
Soils	69: Urban Land
Flood Zones	No
Wetlands	No
Wildlife (applicable to sites greater than 50 acres)	N/A

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet 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 October 19, 2021, which was submitted with the companion rezoning application identifying that the site has two water and sewer connections. There is a connection point for an existing 12 inch water main along E 8th Street; an existing 16 inch water main along Hubbard

Street; an existing 12 inch water main along E 7th Street; an existing 12 inch water main along Main Street N; an existing 8 inch gravity sewer main along E 8th Street; an existing 8 inch gravity sewer main along Hubbard Street; an existing 8 inch gravity sewer main along E 7th Street.

Future Land Use Element

Policy 1.2.8 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.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of ½ acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Transportation

The subject site is 3.04 acres and is accessible from 7th St E and Hubbard St, both unclassified facilities. The proposed land use amendment is located within the Urban Priority Development Area and Mobility Zone 9. 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 plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

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 1,877 or 1,037 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 in 1,877 or 1,483 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in 0 or 446 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	821	46,347 SF	T = 67.52 (X) / 1000	3,129	1,252	1,877
Existing Scenario 1 Total						1,877
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	9,263 SF	T = 54.45 (X) / 1000	504	202	302
CGC-R	220	109 MF DUs	T = 6.74 (X)	735	0	735
Existing Scenario 2 Total						1,037

Proposed Land Use Scenario 1	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
CGC	821	46,347 SF	T = 67.52 (X) / 1000	3,129	1,252	1,877
				Proposed Total		1,877
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	220 MF DUs	T= 6.74 (X)	1,483	0	1,483
				Proposed Total		1,483
			Scenario 1 Net New Daily Total			0
			Scenario 2 Net New Daily Total			446

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

School Capacity

The 3.04 acre proposed land use map amendment has a development potential of 220 dwelling units and 54 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 following results were documented:

<p>Application Review Request: COJ PDD: School Impact Analysis Proposed Name: L-5811-23C 7th Street & Hubbard Requested By: Ed "Luke" Lukacovic / Marcus Salley Reviewed By: Shalene B. Estes Date: 5/15/2023</p> <p>Analysis based on maximum dwelling units: 220</p>						
School Type	CSA ¹	2022-23 Enrollment/CSA	Current Utilization (%)	New Student/Development ²	5-Year Utilization (%)	Available Seats - CSA ³ / Available Seats - Adjacent CSA 2&7
Elementary	1	11,216	56%	27	57%	7,119 / 3,183
Middle	1	6,876	80%	11	86%	1,610 / 433
High	1	7,054	72%	16	62%	1,365 / 1,544
Total New Students				54		

NOTES:

¹ Proposed Development's Concurrency Service Area (CSA)

² 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.

³ Available CSA seats include current reservations

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.

<p>Application Review Request: COJ PDD: Baseline Checklist Review Proposed Name: L-5811-23C 7th Street & Hubbard Requested By: Ed "Luke" Lukacovic / Marcus Salley Reviewed By: Shalene B. Estes Due: 5/15/2023</p> <p>Analysis based on maximum dwelling units: 220</p>						
SCHOOL ¹	CSA	STUDENTS GENERATED (Rounded) ²	SCHOOL CAPACITY ³ (Permanent/Portables)	CURRENT ENROLLMENT 20-Day Count (2022/23)	% OCCUPIED	4 YEAR PROJECTION
Andrew Robinson ES #262	1	27	990	543	55%	55%
Matthew Gilbert MS #146	1	11	787	676	86%	87%
William Raines HS #165	1	16	1817	1196	66%	72%
		54				

NOTES:

¹ Attendance school may not be in proposed development's Concurrency Service Area (CSA).

² 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.

³ Does not include ESE & room exclusions

Historic District

The southern parcel of the subject site is located within the boundaries of the Springfield Historic District. Vertical construction and changes to existing structures on site must be reviewed by the Planning and Development Department, and potentially the Jacksonville Historic Preservation Commission. The applicant is aware of this requirement and has begun the design review process with the Historic Preservation Section of the Planning and Development Department.

Historic Preservation Element

Policy 1.1.3 The City shall continue to implement the Certificate of Appropriateness review process for plans that will physically alter the appearance of a designated site, property or historic district through either the administrative process or submission to the Historic Preservation Commission.

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 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Brownfield Pilot Area

The property is located within the Downtown Brownfield Pilot Area. The City of Jacksonville designated properties in the downtown area as a Pilot Program Brownfield Area by City Council Resolution Number 2000-125-A. The property owner may request the property be designated a Brownfield Site. A Brownfield Site is property where the expansion, redevelopment, or reuse of the property may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. The property owner may qualify for tax credits.

PROCEDURAL COMPLIANCE

The applicant provided a signed affidavit and photos of the required notices of public hearing signs showing they were posted on May 10, 2023. Seventy-one (71) 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 May 15, 2023. Approximately, sixteen members of the public were in attendance for this item. Members of the public wanted more information on architectural characteristics, height, and scale plans for the development. These concerns should be addressed through the zoning department.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Urban Priority Area (UPA): The UPA is the first tier Development Area and generally includes the historic core of the City and major connecting corridors. The intent of the UPA is to encourage revitalization and the use of existing infrastructure through redevelopment and infill development at urban densities which are highly supportive of transit and result in the reduction of per capita greenhouse gas emissions and vehicle miles traveled. Development is expected to employ urban development characteristics as defined in this Plan. The UPA does not include the Central Business District Land Use Category boundaries.

- 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 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:
- Potential for the development of blighting or other negative influences on abutting properties
 - Traffic Impacts
 - Site Access
 - Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
 - Configuration and orientation of the property

- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout
- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

Policy 1.1.21 Rezoning and 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 and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- 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.

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 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized

wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.
2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (non-residential and residential) where:
 - a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
 - b. Each lot is a minimum of 1/2 acre unsubmerged property.
 - c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Objective 1.6 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.

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 3.1.5 The City shall provide opportunities 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.

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. Development within the category should be compact and connected and should support multi-modal transportation. All uses should be designed in a manner which emphasizes the use of transit, bicycle, and pedestrian mobility, ease of access between neighboring uses, and compatibility with adjacent residential neighborhoods. CGC also allows for multi-family residential. The

maximum gross density in the Urban Priority Area shall be 60 units/acre and the minimum gross density shall be 20 units/acre.

The applicant is proposing a change from CGC to CGC with site specific FLUE Policy 4.4.41. The site-specific policy allows for an increase in density from 182 to 220 dwelling units. Although the proposed companion PUD permits a mix of residential and commercial uses, the CGC category permits single use residential development on 100% of the site since 50% or more of the contiguous CGC category land area within up to one quarter of a mile radius is developed for non-residential uses. The site is located along a commercial corridor and in an area that has access to full urban services, including mass transit, and that has the capacity to support higher density infill development. Additionally, infill development at urban densities is encouraged in the Urban Priority Development Area and will support existing and new business in the area. Therefore, the amendment is consistent with FLUE Goal 1, Objective 1.1, and Policies 1.1.21 and 1.1.22.

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 a mix of commercial and residential uses. The proposed use of the site for a residential development would enhance the mix of uses along 7th Street East, 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 the CGC category description and FLUE Objective 3.1 and Policy 1.1.9.

The site specific policy allows for maximum density of 220 multi-family units for the entire application site without a mix of uses component. The residential development will increase housing opportunities in the area to serve the needs of the growing population. Additionally, the property is underutilized land in the Urban Priority Development Area which has access to centralized water and sewer services. Development of this site is considered infill development. Thus, the proposed amendment is consistent with FLUE Objective 1.6, Policy 1.1.21, and 3.1.5.

The applicant has provided a JEA letter of service availability dated October 19, 2022, which was submitted with the companion PUD rezoning application identifying that the site has two water and sewer connections. There is an existing connection point for an existing 12 inch water main along E 8th Street; an existing 16 inch water main along Hubbard Street; an existing 12 inch water main along E 7th Street; an existing 12 inch water main along Main Street N; an existing 8 inch gravity sewer main along E 8th Street; an existing 8 inch gravity sewer main along Hubbard Street; an existing 8 inch gravity sewer main along E 7th Street. Therefore, the proposed land use amendment is consistent with FLUE Policy 1.2.9.

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 amendment application site lies within the boundary of the Urban Core Vision Plan. The plan does not identify specific recommendations for the subject site. However, the proposed multi-family residential use appears to be consistent with Guiding Principle Two, Sub-Principle 2.1 and 2.2 of the Plan allowing for infill development and the creation of housing opportunities and choices.

Strategic Regional Policy Plan

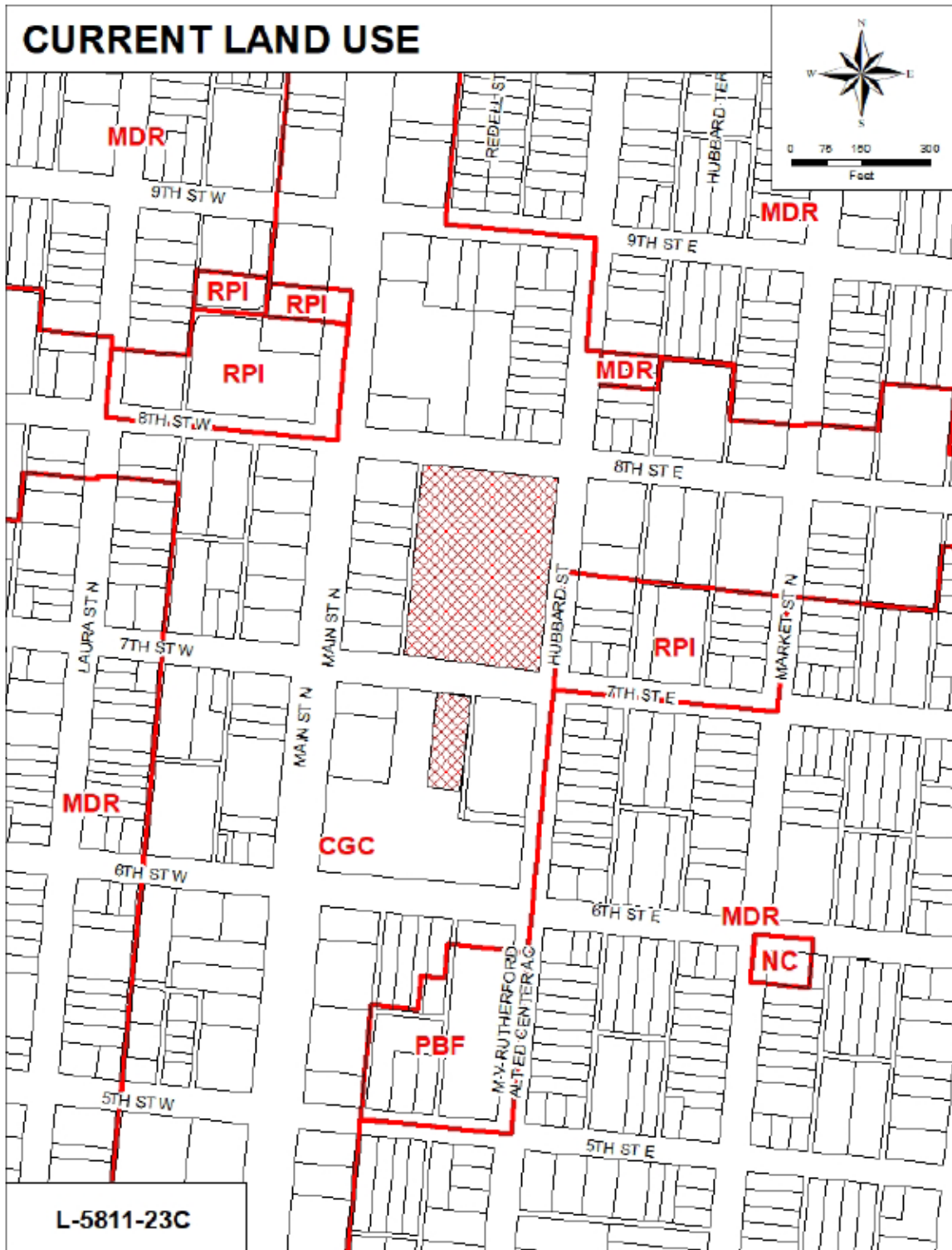
The proposed amendment is consistent with the following Objective and Policy of the Strategic Regional Policy Plan, Regional Health Subject Area:

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 Urban Core Planning District.

Current Land Use Map



Land Utilization Map

