ONE CITY. ONE JACKSONVILLE.

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 22, 2019

The Honorable Scott Wilson, President The Honorable Danny Becton, LUZ Chair And Members of the City Council 117 West Duval Street Jacksonville, Florida 32202

RE: Planning Commission Advisory Report

Ordinance No. 2019-424/Application No. L-5325-18A

Dear Honorable Council President Wilson, Honorable Council Member and LUZ Chairman Becton 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 Subject to Revised Site Specific FLUE Policy 4.4.11** Ordinance 2019-424 on August 22, 2019.

- P&DD Recommendation: Approve Subject to Revised Site Specific FLUE Policy 4.4.11
- PC Issues:

There were three speakers in opposition with concerns regarding the extent of weltands on the property, potential increase in flooding, the scale of the development, the perceived misrepresentation of designating the property for LDR, the lack of transportation facilities and access, the desire for a berm on the western boundary of the site and the desire for the long-term conceptual master plan to be submitted before the amendment is approved for transmittal.

The DCPS representative noted that the project will at some point exceed LOS standards and inquired as to if a school site will be identified in the long-term conceptual master plan. The applicant noted that the property owners would be willing to enter into discussions regarding school sites but that the long-term master plan will not identify a school site.

One of the Planning Commissioners stated support for the long-term planning approach that the applicant is applying to this site.

PC Vote:

6-0 APPROVE Subject to Revised Site Specific FLUE Policy 4.4.11

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Revised Future Land Use Element (FLUE) Policy 4.4.11

In accordance with Ordinance 2019-424, which designates a 2,795.50 acre LDR land use category on the Future Land Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 2,795.50 acre site. The LDR land use category and companion rezoning are intended to be holding categories prior to the development of the long-term master plan. The conceptual master plan, and proposed revisions or amendments to the approved plan, shall be subject to review and approval by the Planning Commission prior to submittal of land development reviews and approvals. It is the intention of the owner to amend the Future Land Map to land use designations and companion rezonings consistent with the master plan. However, approximately 350 acres of the site can be developed or rezoned prior to approval of the conceptual master plan. Revisions or amendments to the plan that do not change the approved densities or intensities may be administratively modified by the Planning and Development Department. Development within the site shall be consistent with the conceptual master plan. The conceptual master plan shall, at a minimum, address the following conditions:

- 1. The general distribution, location and densities/intensities of residential and non-residential—(if anticipated) development:
- 2. Acknowledgement that future land use map amendments and rezonings will be required submitted where such uses and densities are inconsistent with the current land use and/or zoning designations;
- 3. The general distribution and location of conservation areas and wetland buffers;
- 4. The strategy for providing centralized utilities for water and sewer service throughout the planning area
- 5. Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network:
- 6. General identification of how the major internal transportation facilities will connect to the external transportation network.

The approved conceptual master plan shall be on file with the Planning and Development Department and posted on the Department's website.

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Nicole Sanzosti Padgett, Chair				
Joshua Garrison, Vice-Chair	r 🛛			
Dawn Motes, Secretary				\boxtimes
Marshall Adkison	\boxtimes			
Daniel Blanchard	\boxtimes			
David Hacker				\boxtimes
Alexander Moldovan	\boxtimes			
David Ward	\boxtimes			

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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
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Jacksonville, FL 32202
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PROPOSED LARGE-SCALE FUTURE LAND USE MAP (FLUM) AMENDMENT



OVERVIEW

ORDINANCE: ORD # 2019-424 APPLICATION: L-5325-18A-3-11

APPLICANT: PAUL HARDEN, ESQ.

PROPERTY LOCATION: NORTH OF PHILIPS HIGHWAY AND EAST OF E TOWN PARKWAY

Acreage: 2,795.50

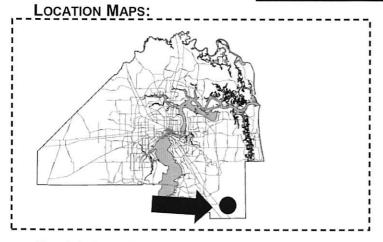
Requested Action:

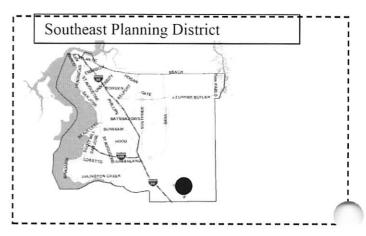
	Current	Proposed
LAND USE	AGR-I, AGR-III, AGR-III, AGR-IV	LDR*
ZONING	AGR	RR-Acre

*Subject to Site Specific Policy

Existing	Proposed	Existing	Proposed	Existing	Proposed	Net	Non-
FLUM	FLUM	Maximum	Maximum	Maximum	Maximum	Increase or	Residential Net
Category	Category	Density	Density	Intensity	Intensity	Decrease	Increase or
		(DU/Acre)	(DU/Acre)	(FAR)	(FAR)	in	Decrease in
						Maximum	Potential Floor
						Density	Area
AGR-I, AGR-II, AGR-III, AGR-IV	LDR	154 DUs AGR-I 1 DU/100 Acres; AGR-II 1 DU/40 Acres; AGR-III 1 DU/10 Acres; AGR-IV 1 DU/2.5 Acres;	13,977 DUs (5 DU/ acre)	N/A	N/A	Increase 13,823 DUs	N/A

PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: <u>APPROVAL subject to the site specific FLUE Policy 4.4.11</u>





City of Jacksonville Planning and Development Department Land Use Amendment Report – August 16, 2019

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