

PLANNING AND DEVELOPMENT DEPARTMENT



September 9, 2016

The Honorable Lori Boyer, 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. 2016-532**

**Application for Land Use Amendment 2016C-011**

Dear Honorable Council President Boyer, 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 **deferred** Ordinance 2016-532 on September 8, 2016.

- P&DD Recommendation                      APPROVE

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

Respectfully,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive, flowing style.

Kristen D. Reed, AICP  
Chief of Community Planning



**PROPOSED SMALL-SCALE  
FUTURE LAND USE MAP (FLUM) AMENDMENT**

**OVERVIEW**

**ORDINANCE: 2016-532**

**APPLICATION: 2016C-011-4-12**

**APPLICANT: GREG KUPPERMAN**

**PROPERTY LOCATION: 8084 Normandy Boulevard  
1615 and 1623 Chateau Drive**

**Acreage: 2.10**

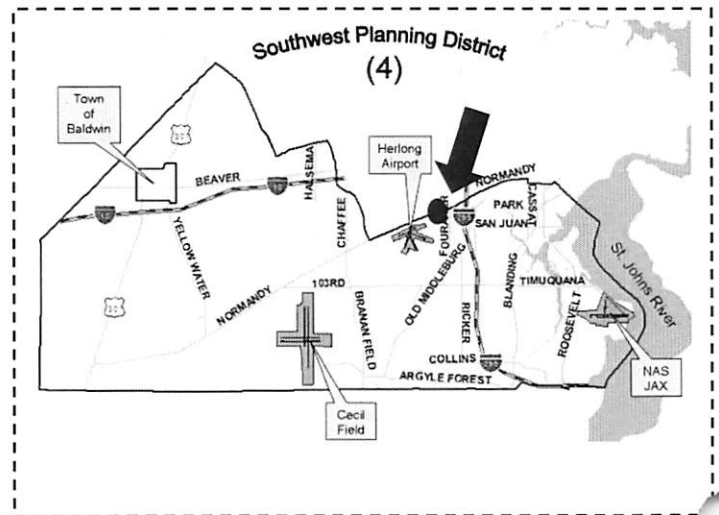
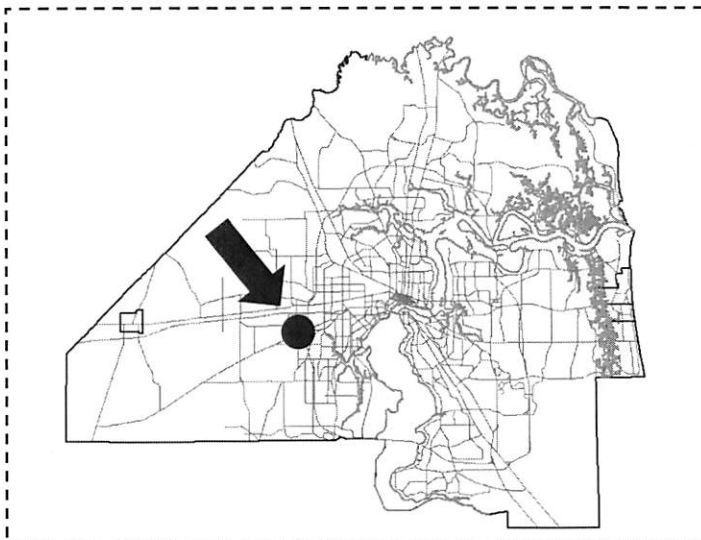
**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>LDR &amp; PBF</b>	<b>NC</b>
<b>ZONING</b>	<b>RLD-60, PBF-2 &amp; CCG-2</b>	<b>PUD</b>

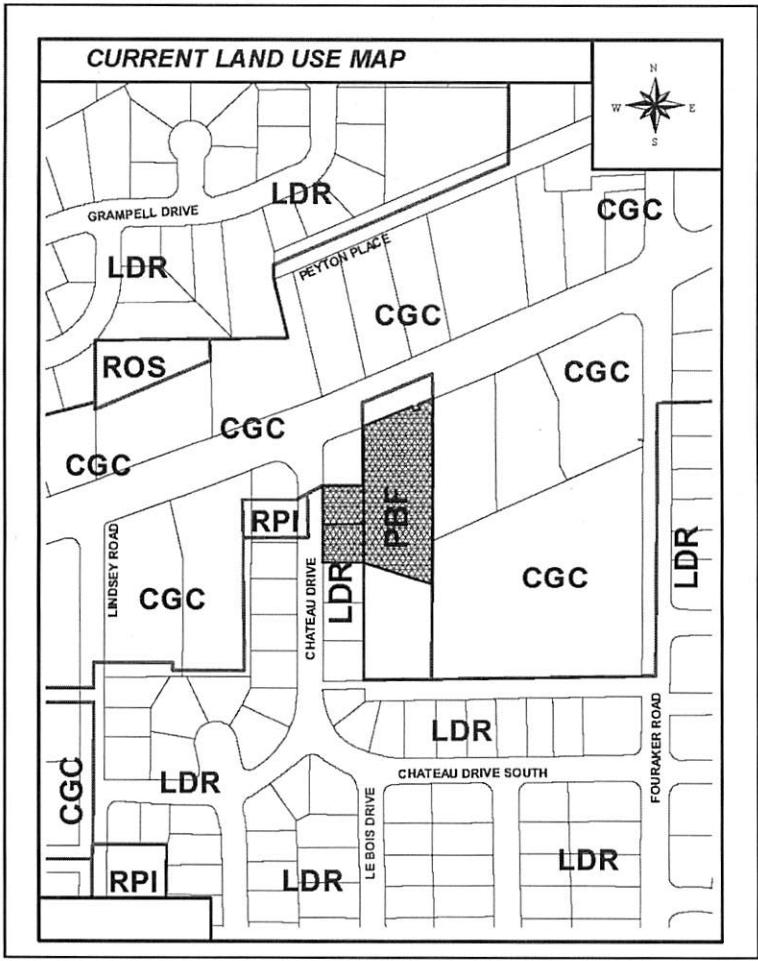
Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
LDR & PBF	NC	1 DU (5 DU/acre)	N/A	22,477 sq.ft. of PBF uses (0.3 FAR)	41,164 sq. ft. (0.45 FAR)	Decrease of 1 DU	Increase of 18,687.3 sq. ft. Commercial Uses

**PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL**

**LOCATION MAPS:**

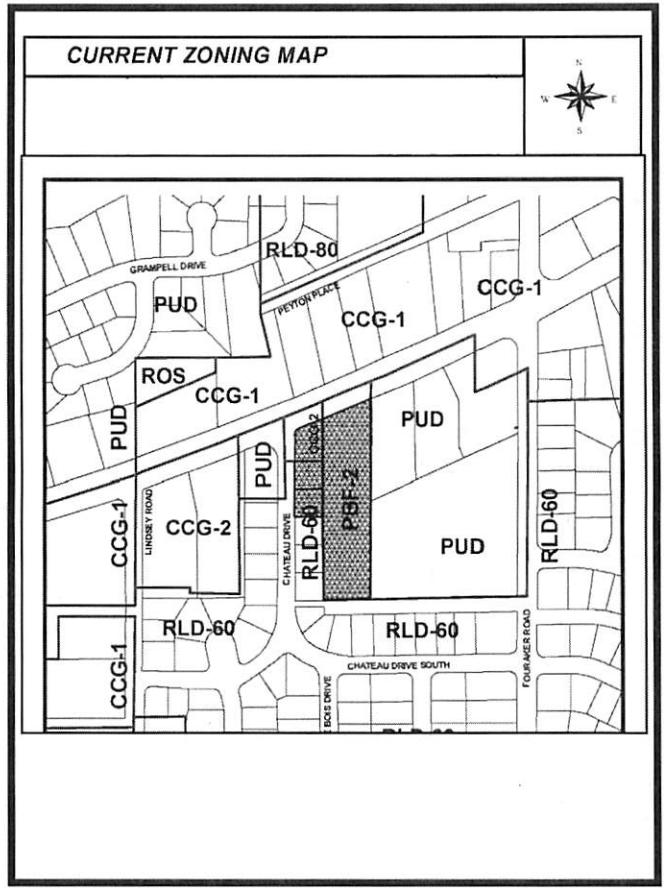


SMALL SCALE LAND USE APPLICATION 2016C-011



**Existing FLUM Land Use Categories:** Low Density Residential (LDR); Public Buildings and Facilities (PBF)

**Requested FLUM Land Use Category:** Neighborhood Commercial (NC)



**Current Zoning District(s):** Residential Low Density-60 (RLD-60); Public Buildings and Facilities-2 (PBF-2); Commercial Community/General-2 (CCG-2)

**Requested Zoning District(s):** Planned Unit Development (PUD)

# ANALYSIS

## Background:

The 2.10 acre amendment site is located on the south side of Normandy Boulevard between Fouraker Road and Chateau Drive. The property is located in Council District 12, within the Southwest Planning District and within the Suburban Development Area. The site consists of vacant land, a church property and 2 single-family homes.

The applicant proposes a future land use amendment from Low Density Residential (LDR) and Public Buildings and Facilities (PBF) to Neighborhood Commercial (NC) and a rezoning from Residential Low Density-60 (RLD-60), Public Buildings and Facilities-2 (PBF-2) and Commercial Community/General-1 (CCG-1) to Planned Unit Development (PUD). The PUD rezoning application (Ordinance 2016-533) includes a slightly larger area, 3.18 acres, incorporating the entire church parcel that is in the PBF land use category. The PUD site plan identifies two commercial retail service buildings with a stormwater facility located on the portion of the property that is remaining in the PBF land use category.

The single-family homes on site are located in the LDR land use category; the remainder of the site, vacant land and church land, are located in the PBF land use category. The area surrounding the subject parcel is fully developed with a single family residential neighborhood to the south in the LDR land use category and commercial/retail services along Normandy Boulevard. Commercial uses abutting the property to the east consist of a bank building, a fast food restaurant and a Walgreens. Adjacent to the property on the southwest corner of Chateau Drive and Normandy Boulevard is a retail boutique and salon. See the quick view table below, the Dual Land Use and Zoning Map on page 2 and Attachment A for current site utilization.

*The adjacent land uses and zoning are as follows:*

<i>Adjacent Property</i>	<i>Land Use Category</i>	<i>Zoning District</i>	<i>Current Use(s)</i>
North	CGC and LDR	CCG-1, RLD-80, PUD	Commercial/Retail Further North- Single-family
East	CGC	PUD, CCG-2	Commercial/Retail
South	LDR	RLD-60	Single-family
West	CGC	PUD	Commercial/Retail

According to the PUD site plan, there are three points of entry to the subject site; one full access drive is located off of Normandy Boulevard and two full access drives are located off of Chateau Drive. Normandy Boulevard is classified as a principal arterial roadway, while Chateau Drive is a local road, according to the Functional Highway Classification Map. Additionally, the site is located a little more than a tenth of a mile from the signalized intersection with Fouraker Road, a collector road. While a local bus route travels along Normandy Boulevard, this section of Normandy Boulevard along with Chateau Drive do not include sidewalks.

The proposed amendment is a commercial land use category and therefore, will not have an impact on school capacity. Additionally, the applicant intends to use central water and sewer for the project. With the PUD rezoning application, the applicant has provided a JEA service availability letter dated September 17, 2015, for the subject site regarding electric, potable water, sanitary sewer and reclaimed water services.

### **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.

### **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).

### **Infrastructure Element, Sanitary Sewer Sub-Element**

**Policy 1.2.6** Within the Suburban Boundary Map as defined in the Future Land Use and Capital Improvements Elements, new septic tanks will be forbidden pursuant to the Septic Environmental Protection Board – Rule 3; however, they may be permitted as interim facilities, provided the following requirements are satisfied:

1. Single family/commercial (estimated flows of 600 gpd or less):
  - a. Requirements of Chapter 64E-6, Florida Administrative Code (F.A.C.) are accommodated.
  - b. 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. Commercial (above 600 gpd)
  - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
  - b. The collection system of a regional utility company is not within 50 feet of the property.
3. Subdivision (commercial or single family):
  - a. Requirements of Chapter 64E-6, F.A.C. are accommodated.
  - b. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.
  - c. Each lot is a minimum of 1 acre unsubmerged property.
  - d. Alternative (mounded) systems are not required.

## **Transportation**

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment results in no new net daily vehicular trips. This analysis is based upon the comparison of what potentially could be built on that site (as detailed in FLUE Policy 1.2.16 Development Standards for Impact Assessment) versus the maximum development potential. Potential traffic impacts will be addressed 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.

## **Airport Environ Zone**

The site is located within the 50-foot Height and Hazard Zone for Herlong Airport. Zoning limits development to a maximum height of less than 35'. Additionally, 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).

Additionally, the site is located within a Civilian School Regulatory Zone. No new educational facility of a public or private school, with the exception of aviation school facilities, shall be permitted within an area extending along the centerline of any runway and within the Civilian School Regulatory Zone as prohibited by Section 656.1009.

### **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.

## **Archaeological Sensitivity**

According to the Duval County Preliminary Site Sensitivity Map, the subject property is located within an area of medium 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.

#### 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

Policy 1.2.8 Within two years of establishment by the SJRWMD and the Water Resources Management Plan of prime recharge areas for the Floridian 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 Floridian Aquifer Recharge GIS grid coverage.

# IMPACT ASSESSMENT

<b>DEVELOPMENT ANALYSIS</b>		
	<b>CURRENT</b>	<b>PROPOSED</b>
Site Utilization	Vacant Office	A higher density mixed use project
Land Use Category	0.38 acres LDR / 1.72 acres PBF	NC
Development Standards For Impact Assessment	5 DU/acre / 0.3 FAR	0.45 FAR
Development Potential	1 DUs / 22,477 sf of PBF uses	41,164 sf
Population Potential	2 people	N/A
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<b>YES</b>	<b>NO</b>
Aquatic Preserve		X
Airport Environ Zone	Civilian School Regulatory Zone (Part 10); Horizontal Surface Elevation 50-feet;	
Industrial Preservation Area		X
Cultural Resources	X-Medium	
Archaeological Sensitivity	X-Medium	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	Yes – 0-4 inches	
Well Head Protection Zone		X
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impacts	No new net daily vehicular trips	
Water Provider	JEA	
Potential Water Impact	Increase of 214.88 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 161.16 gallons per day	
Potential Solid Waste Impact	Increase of 27.29 tons per year	
Drainage Basin / Sub-Basin	Normandy Village Run Stream	
Recreation and Parks	Normandy Park; Normandy Center	
Mass Transit	JTA Bus Routes: Local Route 15	
<b>NATURAL FEATURES</b>		
Elevations	60-70 feet	
Soils	14- Boulogne fine sand, 0 to 6 percent slopes ;71-Urban Land-Leon Boulogne Complex	
Land Cover	1200- Residential, medium density ;1410-Retail Sales Services	
Flood Zone	None	
Wet Lands	None	
Wild Life	None	



## **PROCEDURAL COMPLIANCE**

Upon site inspection by the Planning and Development Department on August 17, 2016, the required notices of public hearing signs were posted. Forty-four (44) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Planning and Development Department held a Citizen's Information Meeting on August 15, 2016. There were no speakers in opposition to the application.

## **CONSISTENCY EVALUATION**

### **2030 Comprehensive Plan Amendment Analysis**

According to the Category Descriptions for the Urban Priority Development Areas of the FLUE, the Low Density Residential (LDR) land use category is intended to provide low density residential development. Generally, single-family detached housing will be the predominant land use in this category, although mobile homes, patio homes, townhomes and multi-family dwellings may also be permitted in appropriate locations.

The Public Buildings and Facilities (PBF) land use category is intended to accommodate major public use or community service activities. Government activities, public buildings and grounds, schools, churches, hospitals and transportation facilities are the principal uses in this category however hotels, motels and restaurants are also allowed uses.

The Neighborhood Commercial (NC) Category is intended to provide commercial retail and service establishments which serve the daily needs of nearby residential neighborhoods and should be located within walking distance of these neighborhoods. NC designations are preferred on sites with full urban services that abut a road classified as a collector or higher. Uses permitted within the NC category include convenience goods, personal services, veterinarians, filling stations and other low intensity retail and office-professional commercial uses.

Proposed amendment analysis in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, Future Land Use Element:

**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 1.1.12 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 1.1.22 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.
- Policy 3.1.3. Protect neighborhoods from potential negative impacts by providing a gradation of uses and scale transition. The Land Development Regulations shall be amended to provide for an administrative process to review and grant, when appropriate, relief from the scale transition requirements.
- Objective 3.2 Continue to promote and sustain the viability of existing and emerging commercial and industrial areas in order to achieve an integrated land use fabric which will offer a full range of employment, shopping, and leisure opportunities to support the City's residential areas.
- Policy 3.2.6 The City shall encourage neighborhood commercial uses to be located within one quarter mile of the intersections of roads classified as collector or higher on the Functional Highway Classification Map, except when such uses are an integral component of a mixed-use development, Traditional Neighborhood Development (TND), Transit Oriented Development (TOD), Rural Village or similar development. The City should prohibit the location of neighborhood commercial uses interior to residential neighborhoods in a manner that will encourage the use of local streets for non-residential traffic.

Policy 3.2.7 The City shall implement the locational criteria of this element for commercial and industrial uses consistent with the character of the areas served, availability of public facilities, and market demands.

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.

The Plan amendment site is located off of Normandy Boulevard, a principal arterial roadway. Residential neighborhoods are located directly south of the subject property. The site would serve these neighborhoods and the pass-by traffic along Normandy Boulevard.

Preferred development patterns for properties in the NC land use category are also guided by Policy 3.2.6 of the Future Land Use Element which includes locational criteria encouraging new NC designations to be less than a ¼ mile from an intersection of roads classified as a collector or higher; the site meets this locational criteria as it approximately one tenth of a mile from Fouraker Road, a collector roadway. An additional criterion of this policy looks to ensure that the use of local roads leading into a residential neighborhood are not used for non-residential traffic. According to the PUD rezoning site plan, two full access driveways would be located off of Chateau Drive, a local road. This could encourage the potential for non-residential traffic on the local roadways of the residential neighborhood as vehicles look to reach the signalized intersection at Normandy Boulevard and Fouraker Road.

The subject site is a mostly vacant parcel that would be developed with neighborhood commercial uses to serve the surrounding residential uses to the south and to the north behind the commercial uses along Normandy Boulevard. Additionally, the site would provide infill development along this portion of Normandy Boulevard with an established pattern of commercial properties abutting both sides of the road. The amendment to NC would result in compatible land use patterns that provide a transition in intensity from commercial uses to residential neighborhood uses, fulfilling Goal 1, Objective 1.1, Policy 1.1.22, Objective 3.2, Policy 3.2.7, and Objective 6.3.

The project will use central water and sewer for the project. With the PUD rezoning application, a JEA service availability letter was provided dated September 17, 2015, for the subject site regarding electric, potable water, sanitary sewer and reclaimed water services meeting the need of Policy 1.2.9.

The site is located approximately one tenth of a mile from Foraker Road, a collector roadway, and therefore meets the locational criteria of Policy 3.2.6. The PUD rezoning includes a 20-foot landscape buffer and a fence between the subject site and the neighboring residential structures off of Chateau Drive. A stormwater pond will act as an additional buffer on the remaining PBF land use portion of the PUD abutting the rear of residential structures. Two full access driveways are proposed along Chateau Drive which could encourage non-residential traffic on the local roadways of the residential neighborhood as vehicles look to reach the

signalized intersection at Normandy Boulevard and Fouraker Road. While the proposed design elements do not fully meet the intent of Policies 3.1.3 and 3.2.6, the PUD rezoning could regulate the locations of the access driveways to the property in order to decrease the potential for non-residential traffic on local streets. Additionally, the buffer between the commercial uses and the residential properties along Chateau Drive should ensure the gradation of uses.

Proposed amendment analysis in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, Transportation Element:

**Policy 2.3.6**            The City shall require access to new and redeveloped non-residential parcels with frontage along two or more roadways be limited to one access point per roadway. Access from the higher functional class roadway, or roadway with the higher average daily traffic inclusive of development traffic for roadways of the same functional class, shall be limited to right turn-in/right turn-out only, unless 1) it can be demonstrated in a traffic study, submitted for review and approval to the JPDD, that such access restrictions would present a safety hazard, would cause undue congestion or delay on adjacent road facilities, would cause environmental degradation, or would hinder adequate traffic circulation, 2) there already exists more than one full access point on the roadway, and at least one of the full access points is eliminated.

**Policy 2.3.8**            The City shall encourage, through the development review process, development that will minimize external trip generation through the integration of land uses by requiring such measures as interconnecting land uses, sharing access drives and off-street parking areas, and encouraging planned unit developments. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The PUD rezoning site plan identifies two full access driveways along Chateau Drive, a local road, creating a conflict with Policy 2.3.6 which limits parcels along two or more roadways to one access point per roadway. The access along Chateau Drive should be controlled by the PUD rezoning in order to fulfill Policies 2.3.6 and 2.3.8.

### **Southwest Vision Plan**

The subject site is located within the boundaries of the Southwest Vision Plan. The location of the site is part of the Normandy Character Area of the Plan. Under the theme of "strengthening existing neighborhoods" the focus is to protect the neighborhood and establish the importance of cohesiveness of the neighborhood and spur development. The proposed land use amendment promotes and provides for an appropriate transition from LDR and PBF to NC while establishing neighborhood shopping areas and therefore, promoting neighborhood cohesiveness.

## **Strategic Regional Policy Plan**

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

Policy 3 Local governments are encouraged to offer incentives to make development easier in areas appropriate for infill and redevelopment.

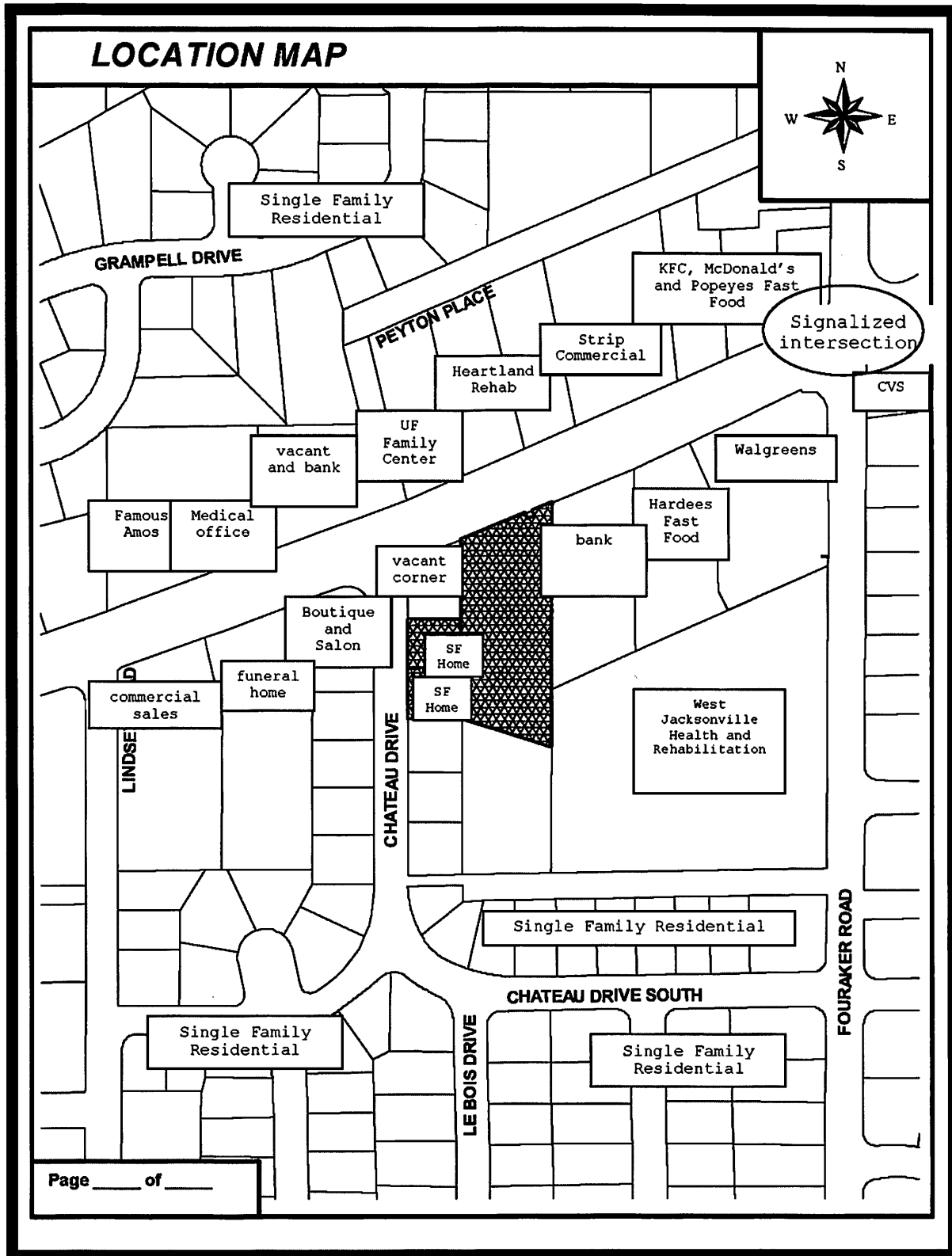
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional location for the creation of new business opportunities in the northeast Florida region.

## **RECOMMENDATION**

The Planning and Development Department recommends **APPROVAL** of this application based on its consistency with the 2030 Comprehensive Plan and the Strategic Regional Plan.

# ATTACHMENT A

## Existing Land Utilization:



## ATTACHMENT B

### Transportation:

#### PLANNING AND DEVELOPMENT DEPARTMENT



#### TRANSPORTATION PLANNING DIVISION

### MEMORANDUM

**DATE:** August 16, 2016

**TO:** Helena Parola  
Community Planning Division

**FROM:** Lurise Bannister  
Transportation Division

**SUBJECT:** Transportation Review: Land Use Amendment 2016C-011

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The project site is located on the south side of Normandy Boulevard between Fouraker Road and Chateau Drive in suburban development area of Mobility Zone 6. The current land use for this property is low density residential (LDR) and public building facilities (PBF).

Trip generation was calculated for the existing and proposed land uses based on *Trip Generation*, 9<sup>th</sup> Edition by the Institute of Transportation Engineers (ITE). Trip generation was conducted for maximum development potential based on the estimated average daily trips. In accordance with the development impact assessment standards established in the 2030 Comprehensive Plan, the existing LDR land use category allows for 5 single-family homes per acre resulting in a development potential of 1 home (ITE Land Use Code 210), generating 10 daily trips. The PBF land use category allows for 0.3 FAR per acre, resulting in a development potential of 22,477 SF of office/institutional space (ITE Land Use Code 730), generating 1,549 average daily trips. The proposed NC land use category allows for 0.45 FAR per acre, with a development potential of 41,164 SF of light commercial space (ITE Land Use Code 826) generating 937 average daily trips, which includes a 48.62% pass-by trip rate. The difference in trips results in no net daily vehicular trips if the land use is amended from LDR and PBF to NC, as shown in Table A.

214 North Hogan Street, Suite 300 | Jacksonville, Florida 32202 | Phone: 904.255.7800 | Fax: 904.255.7886 | www.coj.net

## ATTACHMENT B, continued

### Transportation:

**Table A**  
**Trip Generation Estimation**

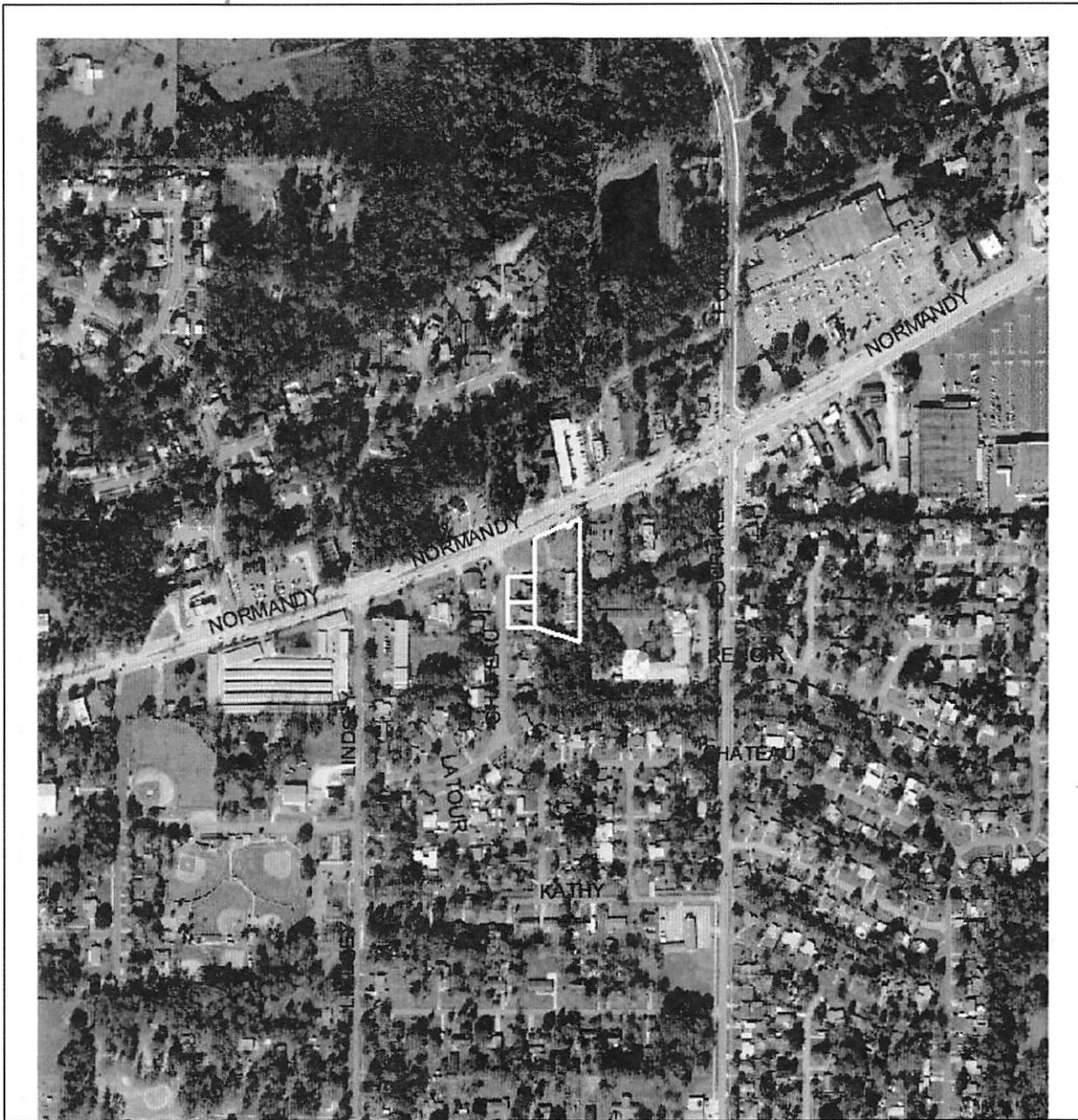
Current Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips	Less Pass-By Trips	Net New Daily Trip Ends
LDR	210	1 DU	T = 9.52 (X)	10	0.00%	10
PBF	730	22,477 SF	T = 68.93 (X)/1000	1,549	0.00%	1,549
<b>Total Section 1</b>						<b>1,559</b>
Proposed Land Use	ITE Land Use Code	Potential Number of Units (X)	Estimation Method (Rate or Equation)	Gross Trips PM/Daily	Less Pass-By Trips	Net New Daily Trip Ends
NC	826	41,164 SF	T = 44.32(X) / 1000	1,824	48.62%	937
<b>Total Section 2</b>						<b>937</b>
<b>Net New Daily Trips (Section 2 - Section 1)</b>						<b>0</b>

Source: Trip Generation Manual, 9th Edition, Institute of Engineers



**ATTACHMENT C**

**Aerial:**




**2016C-011  
Aerial**

300 0 300 600 Feet



# ATTACHMENT D

## Land Use Amendment Application:

		<b>APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN</b>	
<b>Date Submitted:</b>	4/26/16	<b>Date Staff Report is Available to Public:</b>	9/2/2016
<b>Land Use Adoption Ordinance #:</b>	2016-532	<b>Planning Commission's LPA Public Hearing:</b>	9/8/2016
<b>Rezoning Ordinance #:</b>	2016-533	<b>1st City Council Public Hearing:</b>	9/13/2016
<b>JFDD Application #:</b>	2016C-011	<b>LUZ Committee's Public Hearing:</b>	9/20/2016
<b>Assigned Planner:</b>	Helena Parda	<b>2nd City Council Public Hearing:</b>	9/27/2016
<b><u>GENERAL INFORMATION ON APPLICANT &amp; OWNER</u></b>			
<b>Applicant Information:</b> GREG KUPPERMAN GREEN & KUPPERMAN, INC. 200 FIRST STREET, SUITE B NEPTUNE BEACH, FL 32266 Ph: 904-241-6611 Fax: 904-241-2950 Email: GKUPPERMAN@200FIRSTSTREET.COM		<b>Owner Information:</b> GENE LYMAN 1615 CHATEAU DRIVE JACKSONVILLE, FL 32221  AUDREY EVERETT 1623 CHATEAU DRIVE JACKSONVILLE, FL 32221  MURRAY BEARD PRESBYTERY OF ST AUGUSTINE 1937 UNIVERSITY BOULEVARD JACKSONVILLE, FL 32217	
<b><u>DESCRIPTION OF PROPERTY</u></b>			
<b>Acreage:</b>	2.10	<b>General Location:</b>	SOUTHEAST CORNER OF NORMANDY BOULEVARD AND CHATEAU DRIVE
<b>Real Estate #(s):</b>	009208 0000, a portion of 009321 0000 009322 0000	<b>Address:</b>	8084 NORMANDY BLVD 1615 CHATEAU DRIVE 1623 CHATEAU DRIVE
<b>Planning District:</b>	4		
<b>Council District:</b>	12		
<b>Development Area:</b>	SUBURBAN AREA		
<b>Between Streets/Major Features:</b>	CHATEAU DRIVE and FOURAKER ROAD		
<b><u>LAND USE AMENDMENT REQUEST INFORMATION</u></b>			
<b>Current Utilization of Property:</b>	VACANT LAND, CHURCH AND RESIDENTIAL		
<b>Current Land Use Category/Categories and Acreage:</b>	LDR 0.38 PBF 1.72		
<b>Requested Land Use Category:</b>	NC	<b>Surrounding Land Use Categories:</b>	CGC, LDR, PBF
<b>Justification for Land Use Amendment:</b>	TO ALLOW FOR A CREATIVE APPROACH TO THE DEVELOPMENT; PROVIDE A MORE DESIRABLE DEVELOPMENT ENVIRONMENT THAN WOULD BE POSSIBLE THROUGH THE STRICT CONVENTIONAL APPLICATION OF THE REQUIREMENTS OF THE ZONING CODE; FOR AN EFFICIENT USE OF LAND RESULTING IN LOWER DEVELOPMENT COSTS; PROVIDE AN ENVIRONMENT THAT WILL IMPROVE THE CHARACTERISTICS OF THE SURROUNDING AREA; ENHANCE THE APPEARANCE OF THE AREA THROUGH DEVELOPMENT CRITERIA		
<b><u>UTILITIES</u></b>			
<b>Potable Water:</b>	JEA	<b>Sanitary Sewer</b>	JEA
<b><u>COMPANION REZONING REQUEST INFORMATION</u></b>			
<b>Current Zoning District(s) and Acreage:</b>	RLD-60 0.38 PBF-2 2.54 CCG-2 0.26		
<b>Requested Zoning District:</b>	PUD		
<b>Additional information is available at 904-255-7888 or on the web at <a href="http://maps.col.net/luzap/">http://maps.col.net/luzap/</a></b>			