



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

**OVERVIEW**

**ORDINANCE: ORD # 2018-070**

**APPLICATION: 2017A-003-4-12**

**APPLICANT: CHRISTOPHER BICHO**

**PROPERTY LOCATION: ON THE NORTH SIDE OF NORMANDY BOULEVARD AT BICENTENNIAL DRIVE**

**Acreage: 53.84**

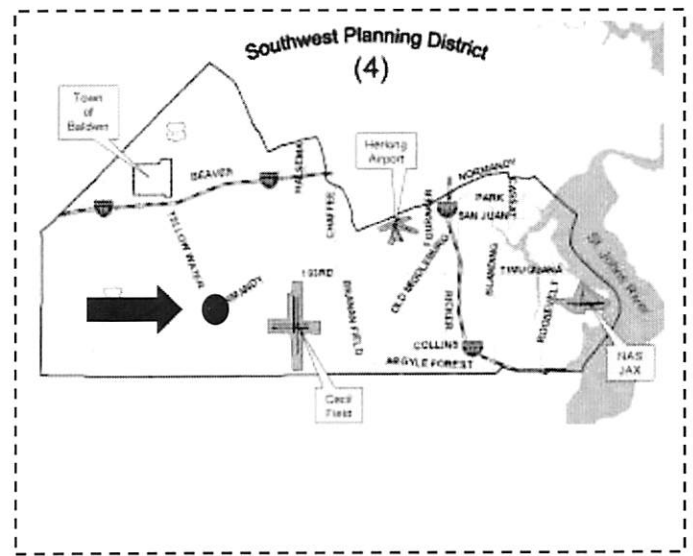
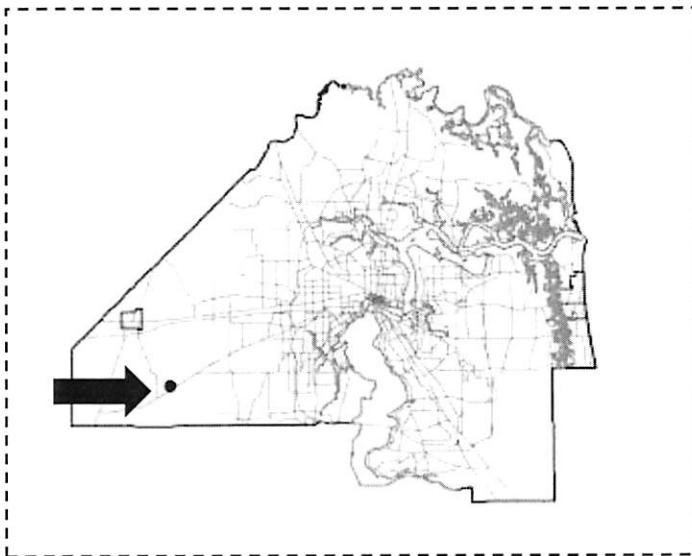
**Requested Action:**

	<b>Current</b>	<b>Proposed</b>
<b>LAND USE</b>	<b>PBF</b>	<b>LDR</b>
<b>ZONING</b>	<b>PBF-1</b>	<b>PUD</b>

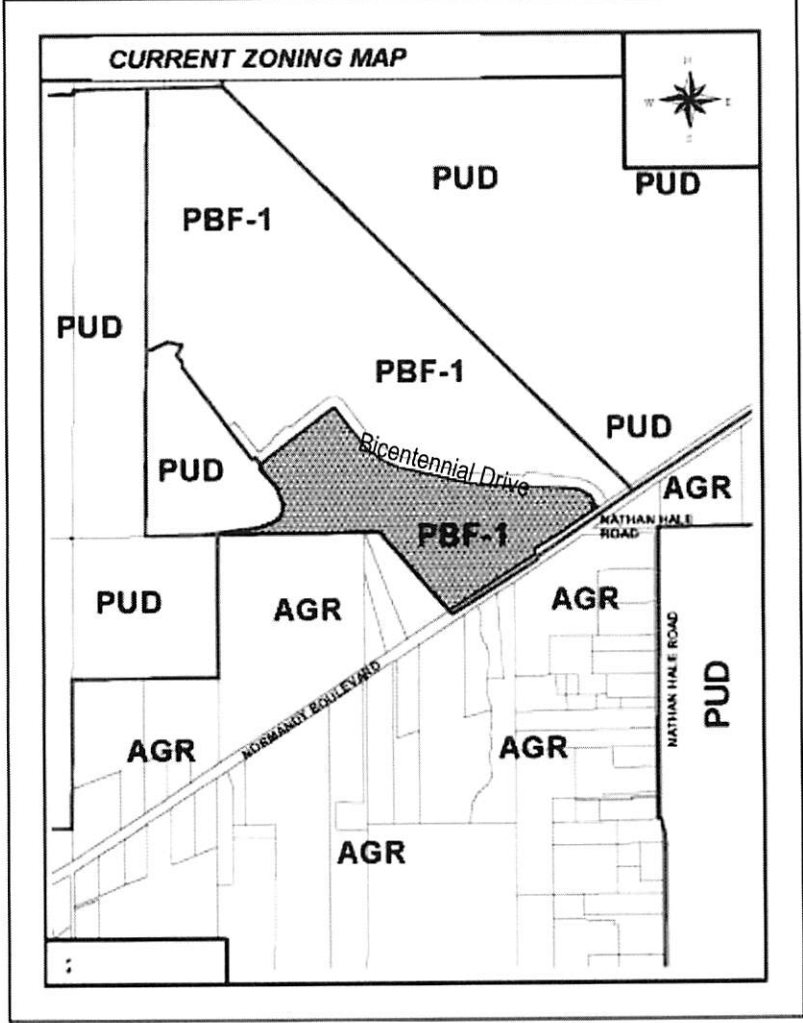
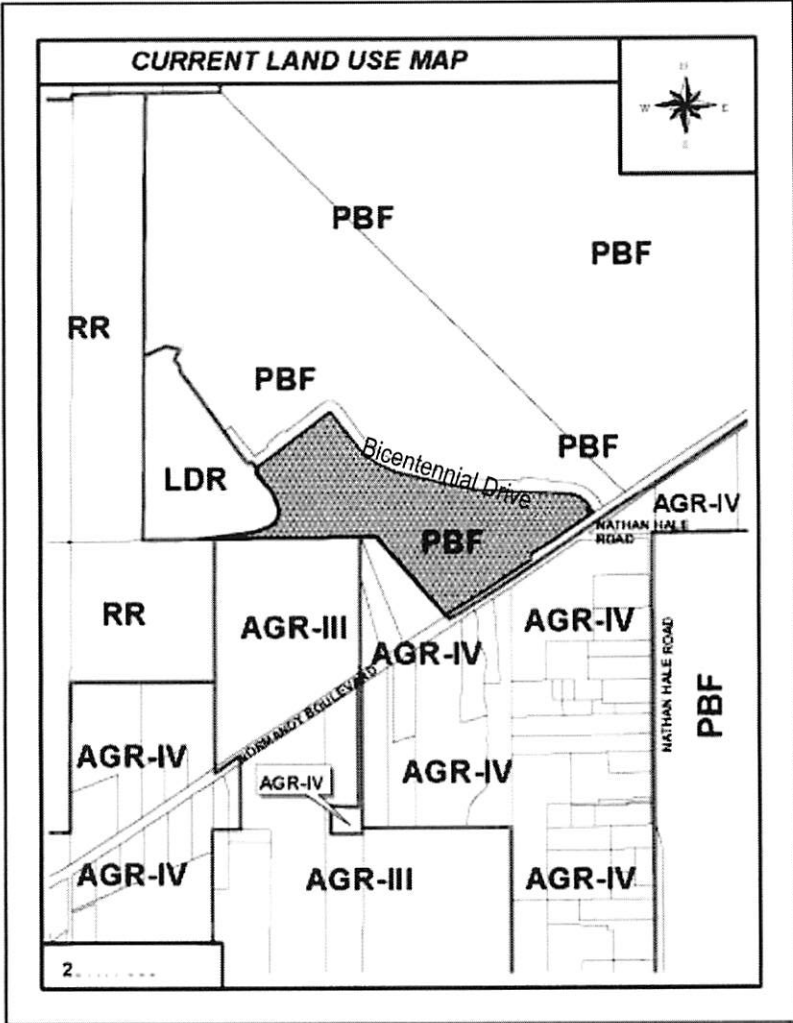
Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
PBF	LDR	N/A	269 DU (5 DU/acre)	703,581 sq.ft. of PBF uses	N/A	Increase 269 DU	Decrease 703,581 sq. ft.

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

**LOCATION MAPS:**



**LARGE SCALE LAND USE APPLICATION 2017A-003**



**Existing FLUM Land Use Categories:** Public Buildings and Facilities (PBF)

**Requested FLUM Land Use Category:** Low Density Residential (LDR)

**Current Zoning District(s):** Public Buildings and Facilities-1 (PBF-1)

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

# ANALYSIS

## Background:

The amendment site consists of a 53.84 acre parcel, located on the north side of Normandy Boulevard (SR 228) at the corner of Bicentennial Drive. The property is located in Planning District 4, Council District 12 and within the Southwest Jacksonville Vision Plan. The subject property is undeveloped and according to the Development Areas Map in the Future Land Use Element, the site is located within the Suburban Area.

The subject parcel has southern frontage on Normandy Boulevard (SR 228), a four-lane principal arterial roadway. Yellow Water Road is approximately one and a half miles west of the subject site with New World Avenue and Cecil Commerce Center approximately two miles east of the site.

The applicant proposes a large-scale future land use map amendment from Public Buildings and Facilities (PBF) to Low Density Residential (LDR). The applicant plans to develop 216 multi-family residential units on the site. The units will be clustered on the property so as to preserve the 17.4 acres of wetlands within the property in order to allow for the maximum density of the 53.84 acre site. The companion Planned Unit Development (PUD) rezoning, with a site plan, will be submitted during the adoption round of public hearing.

The subject property, along with property to the north and northwest, was originally owned by the U.S. Navy and identified with the PBF land use designation in order to allow for lawful government activities. Currently, the U.S. Navy owns a large vacant tract of land north/northeast of the subject property. The existing townhome development just northeast of the site was originally constructed for use by the U.S. Navy in 1977; in 2011, this townhome community changed owners from the U.S. Navy to private ownership. In order to transfer the ownership from the U.S. Navy, a land use amendment from PBF to LDR was approved for this site with Ordinance 2011-625-E. The current land use application site is under private ownership and is seeking a land use change in order to accommodate the development of multi-family units. Other uses surrounding the subject site include vacant land, timber land, park land, agricultural land and some large lot single-family residential.

The Dual Map on page 2 and Attachment A – Land Utilization Map provide a detailed picture of the existing development pattern for the immediate area.

The adjacent uses and zoning are as follows:

Adjacent Property	Land Use	Zoning District	Current Use(s)
North	PBF	PBF-1and PUD	Vacant land-Federal, parkland
South	AGR-IV	AGR	Vacant, timber, agricultural land and some large lot residential
East	PBF	PBF-1and PUD	Vacant land-Federal, parkland
West	LDR, AGR-III, RR	AGR and PUD	Multi-family residential, timber and agricultural land, large lot residential

## 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).

The JEA requires hook-up to water mains if they are available. A JEA water main is located at the corner of Normandy Boulevard and Bicentennial Drive, adjacent to the subject property. Due to JEA rules, the applicant must connect to the JEA water main for centralized water. The well on site should not be used for potable water supply to the development. (See Attachment F, JEA Review and Availability Letter)

Maximum gross density for LDR in the Suburban Area shall be 4 units/acre and the minimum lot size shall be ¼ of an acre if either one of centralized potable water or wastewater services are not available.

### 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 an increase of 2,539 new net daily external 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.

#### **Supplemental Transportation Information**

The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 6 along Normandy Boulevard between US 301 and New World Avenue.

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

The result of the V/C ratio analysis for the overall Mobility Zone 6 is **0.55**.

Normandy Boulevard (SR 228) is a functional classified facility that would be impacted by the proposed development. SR 228 between US 301 and Jacksonville Equestrian Center is a 2-lane urbanized highway which has a maximum daily capacity of 24,200 vpd. The proposed 269 single-family homes could generate approximately 2,539 daily trips onto the network. This segment is expected to operate at a V/C ratio of 0.58 with the inclusion of the additional traffic from this land use amendment. Normandy Boulevard is under the jurisdiction of the FDOT and will be subject to FDOT review and access management requirements.

**School Capacity**

Based on the Development Standards for impact assessment, the 53.84 acre proposed land use map amendment has a development potential of 269 single-family dwelling units. The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

**School Impact Analysis  
LUA 2017A-003**

**Development Potential: 269 Residential Units**

School Type	CSA	2017-18 Enrollment/CSA	Current Utilization (%)	New Student/Development	5-Year Utilization (%)	Available Seats
Elementary	8	5,652	85%	45	87%	773
Middle	7	1,170	75%	20	92%	31
High	8	2,773	92%	25	75%	686
<b>Total New Students</b>				<b>90</b>		

*Total Student Generation Yield: 0.333*

*Elementary: 0.167*

*Middle: 0.073*

*High: 0.093*

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.

Baldwin Middle-High is a combined facility – the MS portion generates 20 and the HS portion generates 25 – combined total of 45 (see below)

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERATED	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2017/18)	% OCCUPIED	4 YEAR PROJECTION
Mamie Agnes Jones ES # 236	8	45	455	362	80%	88%
Baldwin Middle-High #38	7/8	45	1,003	1,208	120%	125%

- Does not include ESE & room exclusions
- Analysis based on maximum 269 dwelling units – 2017A-003

*\*The percentage occupied may not appear correct due to ESE space requirements.*

### **Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of medium and high sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

### **Historic Preservation Element**

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

### **Wetlands**

The applicant submitted a wetlands survey map for the 53.84 acre application site that shows approximately 17.436 acres of wetlands (32.38%) are found on the site. Further evaluation was done with the use of the City's GIS system and photogrammetric analysis (Attachment C) and according to the Florida Land Use Code Classification System (FLUCCS) the property contains "Wetland Forested Mixed". However, the applicant's wetlands and wildlife report states that the wetland is a "Stream and Lake Swamp".

The application site's wetlands are part of a larger riverine wetlands system extending from the north and draining to the south and under Normandy Boulevard (SR 228). The wetlands are classified as "Category II" type wetlands and have an extremely high functional value due to the large water pollution and stormwater attenuation capabilities. The wetlands are associated with Yellow Water Creek that drain from the watershed north of the application site, through the land use amendment site, and then drains south under Normandy Boulevard. Yellow Water Creek continues to drain south into Clay County and emptying into Black Creek. Black Creek then drains southeast and eventually empties into the St. Johns River north of Green Cove Springs.

The United States Department of Agriculture, Natural Resource Conservation Service "Soil Survey" classifies the wetlands "Surrency loamy fine sand, frequently flooded". The Surrency series are level and very poorly drained soils that are formed in thick sandy and loamy marine sediments. They occur on flood plains and in depressions and have a water table generally at or near the ground surface. They are also subject to frequent flooding for brief periods of time.

The St. Johns River Water Management District has not issued an Environmental Resource Permit for the application site. However, according to the application's preliminary site plan the applicant is proposing to stay out of the wetlands and the applicant plans to designate the wetlands area as open space but cluster density rights outside of the wetlands.



Proposed amendment analysis in relation to the Goals, Objectives and Policies of the 2030 Comprehensive Plan, Conservation Coastal Management Element (CCME):

- Objective 2.7**      The City shall protect the hydrological and ecological benefits of flood plain areas, such as water quality, fish and wildlife habitat, and prevention of downstream flooding.
- Policy 3.3.8**      The Planning and Development Department shall encourage innovative site planning techniques such as clustering of development to preserve unique natural site features.
- Goal 4**            To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetland resources over the long-term and improve the water quality and fish and wildlife values of wetlands.
- Objective 4.1**      The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes.
- Policy 4.4.1**      The City shall encourage the placement of all watercourses, water bodies, buffer areas, and wetlands having high functional values to be placed in a Conservation land use category, Conservation zoning district and/or conservation easement as part of an application for a land use amendment, rezoning and/or site plan approval process.
- Policy 4.1.5**      The permitted uses within Category I and II 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) Conservation uses, provided the following standards are met:
    - (a) Dredge and fill  
Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and
    - (b) Vegetation
      - For Category I wetlands:  
All native vegetation outside the development area is maintained in its natural state
      - For Category II wetlands:  
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and
  - (2) Residential uses, provided the following standards are met:
    - (a) Density/Dredge and fill  
Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:
      - i density shall not exceed one (1) dwelling unit per five (5) acres; and

- ii buildings shall be clustered together to the maximum extent practicable; and
- iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation

For Category I wetlands:

All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:

No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation

Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which 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.

(6) For Category II wetlands only, silvicultural uses are allowed, 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.

**Policy 4.4.4**

The City shall consider density bonuses and/or cluster development in appropriate areas of the City to encourage placement of high functional wetlands and other environmentally sensitive lands to Conservation.

**Flood Zone**

Approximately 29.03 acres of the subject site was determined to be within the 100 year flood zone; the majority of the wetlands on site are within this flood zone. This area is associated with Yellow Water Creek and approximately follows the 57 foot elevation of the application site. Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by

the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as "Flood Zone A". Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance. (Attachment D)

#### **Conservation /Coastal Management Element**

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

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

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

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

#### **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.

#### **IE-AR Policy 1.2.8**

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.

#### **Wellhead Buffer Zone**

The land use amendment site is within the 500-foot buffer of a wellhead. The Environmental Quality Division reviewed the application for possible impacts. (See Attachment G) While the review did not find issues with the proposed application, information was provided regarding contacts for the compliance of the well with Florida Department of Health and the St. Johns

River Water Management District. Additional information was received from JEA regarding the location points for connection to a JEA water main. (Attachment F) The project was issued a JEA letter of availability for electric, potable water, sanitary sewer and reclaimed water on November 22, 2017. A 20-in water main is located on the northwest corner of Normandy Boulevard and Bicentennial Drive. According to the JEA review of the project and per JEA Rules and Regulations for Water, Sewer and Reclaimed Service, Chapter 3.01: Connections to Water and Sewer Systems Required, the project shall connect to the water main for potable water to the site.

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

**Policy 1.2.3** The City shall implement the Wellhead Protection Ordinance to protect its potable water supply source. Improperly constructed or maintained Hawthorne Group and Floridan Aquifer private wells in proximity to a Public Potable Water well within Duval County are potentially harmful to the drinking water supply of the City of Jacksonville. A Pathway Focused Approach to prevent migration of contamination from the shallow aquifer into the Floridan aquifer is reasonable and prudent to protect public water supplies. The intent of this policy is to protect and safeguard the health, safety and welfare of the residents of Duval County by establishing a Pathway Focused Approach to wellhead protection that safeguards the Floridan aquifer from intrusion of any contaminants that may jeopardize present and future public water supply wells.

Within Wellhead Protection Areas, the following shall apply:

1. Within a 500-foot radius around an existing Public Potable Water well, those actions and uses established by the Florida Department of Environmental Protection in Rule 62-521.400, Fla. Admin. Code shall be prohibited.
2. Pursuant to Chapter 366 City of Jacksonville Municipal Code, no existing private wells shall be deepened and no new wells shall be constructed within designated Wellhead Protection Areas that penetrate a portion of the Hawthorne Group or the Floridan Aquifer without first obtaining a well construction permit from the City of Jacksonville Environmental Quality Division (EQD) as provided in Environmental Protection Board Rule 8 and including a review of areas of known contamination at or near the proposed or existing well location. All new wells within such areas must be fully grouted.
3. Pursuant to Chapter 366 City of Jacksonville Municipal Code, abandonment of existing wells shall be in accordance with applicable SJRWMD requirements and a copy of the plugging and abandonment report shall be submitted to the EQD.

## 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.

## Wildlife

The applicant submitted a wildlife survey of the site identifying existing habitat types and wildlife survey fieldwork results. Highly adaptable urban wildlife species, such as, small mammals, reptiles, amphibians and a variety of bird species, were found on the site. According to the survey, no protected wildlife species or critical habitat for these types of species were identified on site. The project should not create adverse impacts to protected wildlife species.

## Conservation Coastal Management Element

Policy 3.5.5 The City shall maintain a land development review process for the assessment and protection of listed species and their habitat, which shall apply to issuance of development permits and land clearing, excluding bona fide silvicultural and agricultural activities. Projects which contain areas identified for protection shall be required to incorporate creative project designs through utilization of such measures as clustering, mixed land use designations and transfer of development rights programs. For purposes of Policy 3.5.5, the term listed species shall be limited to listed animal species as defined in the Definitions Section of this Element.

- A. All proposed developments or land clearing, with the exception of bona fide silvicultural or agricultural activities, which are located on all or part of a parcel or contiguous parcels of land containing 50 acres or more under common ownership shall be reviewed by the City to determine if the site contains listed species.

## Airport Environment Zone

The site is located within the 150 foot Height and Hazard Zone for the Cecil Airport. Zoning will limit development to a maximum height of less than 150', 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.

# IMPACT ASSESSMENT

2017A-003

53.84 Acres

<b>DEVELOPMENT ANALYSIS</b>		
	<u>CURRENT</u>	<u>PROPOSED</u>
Site Utilization	vacant	residential
Land Use/Zoning	PBF / PBF-1	LDR / PUD
Development Standards For Impact Assessment	0.30 FAR	5 DU / Acre
Development Potential	703,581 sq. ft. of PBF uses	269 DUs
Population Potential	N/A	632 people
<b>SPECIAL DESIGNATIONS AREAS</b>		
	<u>YES</u>	<u>NO</u>
Aquatic Preserve		X
Airport Environ Zone	150-foot Height Restriction Zone	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	High and Medium Sensitivity	
Historic District		X
Coastal High Hazard Area		X
Ground Water Aquifer Recharge Area	0-4 inches	
Well Head Protection Zone	500-foot buffer zone	
<b>PUBLIC FACILITIES</b>		
Potential Roadway Impact	Increase of 2,539 net new daily trips	
Water Provider	Well	
Potential Water Impact	Increase of 22,180 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 16,635 gallons per	
Potential Solid Waste Impact	Decrease of 426.3 tons per year	
Drainage Basin / Sub-Basin	Yellow Water Creek Sub-Basin / Black Creek Basin	
Recreation and Parks	Cecil Field Greenway; Sal Taylor Creek Preserve; Taye Brown Regional Park	
Mass Transit	NO	
<b>NATURAL FEATURES</b>		
Elevations	60-70	
Soils	14-Boulogne Fine Sand; 51-Pelham Fine Sand; 63-Sapelo Fine Sand; 67-Surrency Loamy Fine Sand; 80-Goldhead, wet and Lynn Haven Soils	
Land Cover	4110-Pine Flatwoods; 4340-Upland Mixed Coniferous Hardwood; 4410-Coniferous Plantations; 6300-Wetland Forest Mixed	
Flood Zone	A – inundated by 100-year flood; no base flood elevations determined	
Wet Lands	Category II Wetlands – see Wetland Section of Staff Report	
Wild Life	NO	

## PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on February 20, 2018, the required notices of public hearing signs were posted. Nineteen notices were mailed out to adjoining property owners and other interested parties informing them of the proposed land use change and pertinent public hearing and meeting dates.



The Citizen Informational Meeting was held on February 20, 2018 and no members of the public were present.

## CONSISTENCY EVALUATION

### 2030 Comprehensive Plan

#### Future Land Use Element

According to the Category Description of the Future Land Use Element (FLUE), the Public Buildings and Facilities (PBF) land use category is intended to provide for all lawful government activities and to accommodate major public uses or community service activities. The Low Density Residential (LDR) land use category primarily permits low density residential development in the form of single-family and multi-family dwellings at up to seven dwelling units per acre when full urban services are available. Maximum gross density for LDR in the Suburban Area shall be 4 units/acre and the minimum lot size shall be  $\frac{1}{4}$  of an acre if either one of centralized potable water or wastewater services are not available.

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

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 1.1.10 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 1.1.20 Development uses and densities shall be determined by the Development Areas described in the Operational Provisions for the Central Business District (CBD); Urban Priority Area (UPA); the Urban Area (UA); the Suburban Area (SA); and the Rural Area (RA) as identified in the 2030 Comprehensive Plan, in order to prevent urban sprawl, protect agricultural lands, conserve natural open space, and to minimize the cost of public facilities and services.
- Policy 1.2.9 Require new development and redevelopment in the Central Business District, Urban Priority Area, Urban Area, and Suburban Area to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site. New septic tanks in this area maybe permitted only as interim facilities pursuant to the requirements of the Sanitary Sewer Sub-Element.
- Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.
- Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for the citizens. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan Category Descriptions of the Operative Provisions of the 2030 Comprehensive Plan and Land Development Regulations.
- Policy 3.1.3 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.

**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.

The amendment site will consist of multi-family housing. The subject property has access to urban services and is in an area located less than two miles west of the Cecil Commerce Center entrance. Cecil Commerce Center is a 17,000 acre industrial and commercial development that is master planned to become a significant economic driver in the City of Jacksonville, resulting in the creation of thousands of jobs and an expanded tax base. Development of such a scale will drive a need for a variety of housing types in the immediate area. Therefore, pursuant to FLUE Goal 3, Objectives 1.1 and 3.1 and Policy 3.1.6, the proposed amendment maintains provisions for multi-family housing opportunities near Cecil Commerce Center and fosters a well-balanced and organized combination of residential and non-residential uses.

The applicant intends to submit a companion rezoning application to Planned Unit Development (PUD) during the adoption round of public hearings for the land use amendment. The PUD rezoning should provide for buffers and site design techniques to promote compatibility with the surrounding agricultural areas of the amendment site. The companion PUD must also address design elements, location of uses, internal roads and access points and protect the wetland basins on the site. The proposed amendment will be further reviewed with the companion PUD rezoning for consistency with the goals and intent of Policies 1.1.10 and 1.1.12 during the adoption round of the land use amendment.

According to the applicant, the development will be connected to centralized sewer. While there is a potable water well on site that serves the community to the north, a JEA availability letter, dated November 22, 2017, states that a potable water connection is available for the site on the corner of Normandy Boulevard and Bicentennial Drive. According to the JEA review of the project and per JEA Rules and Regulations for Water, Sewer and Reclaimed Service, Chapter 3.01: Connections to Water and Sewer Systems Required, the project shall connect to the water main for potable water to the site. The project is required to connect to the JEA water main providing centralized water to the development and consistency with Policy 1.2.9 of the FLUE.

The proposed amendment is located in the southwest Planning District and the Suburban Development Area. The proposed use for a low-density residential project at a vacant infill location in the Suburban Area would enhance the viability of the Cecil Commerce Center area, which will be spurred with the soon to be opened Amazon fulfillment center. The

amendment is consistent with Policy 1.1.20, Objective 3.1, Policy 3.1.3, and Objective 6.3 of the FLUE.

#### Transportation Element

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

**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.

**Policy 2.3.9** The City shall encourage, though the development review process, the interconnections of land uses that reduce the need for external trip generation and encourage alternative methods of movement. The City's Land Development Regulations shall be revised as necessary to enforce this policy.

The companion PUD site plan should identify the development's access entrances, internal roadways and connections to other land uses. Control of these design elements by the PUD rezoning should be reviewed to fulfill Policies 2.3.8 and 2.3.9.

#### Recreation and Open Space Element

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Recreation and Open Space Element:

**Policy 2.2.2** The City shall require that all new single family and multi-family developments (residential developments) dedicate land for public parkland (active recreation parks) or provide monetary contribution to the appropriate department.

**Policy 2.2.5** All multiple-family developments of 100 units or more shall provide 150 square feet of active recreation area per dwelling unit. There may be one area for each 100 units, or the areas may be combined, subject to approval by the Planning and Development.

The reservation of usable open space on the amendment site should be included in the future PUD rezoning's requirements in order to comply with Policies 2.2.2 and 2.2.5.

#### Conservation/ Coastal Management Element

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Conservation/ Coastal Management Element:

**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; and

(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.

The applicant's intent is to develop outside of the wetlands on the site. The protection of wetlands on the amendment site should be addressed in the PUD rezoning in order to comply with Policy 4.1.3.

Infrastructure Element, Potable Water Sub-Element

Proposed amendment analysis in relation to the Objectives and Policies of the 2030 Comprehensive Plan, Infrastructure Element, Potable Water Sub-Element:

Policy 1.1.14 New non-regional water facilities may be allowed as appropriate interim facilities, provided the following requirements are satisfied:

1. The facility meets all federal, State, regional and city environmental regulations;
2. The developer provides for all operation and maintenance costs;
3. The developer provides for phase out costs where appropriate;
4. The developer enters into an agreement with JEA specifying the date and manner of phase out;
5. The facility operator will reimburse JEA for costs of enforcement of violations of water quality standards; and
6. Minimum fire protection levels of service as specified in Policy 1.3.1 are provided for.

While there is a well on site, a JEA availability letter, dated November 22, 2017, states that a potable water connection is available for the site on the corner of Normandy Boulevard and Bicentennial Drive. According to the JEA review of the project and per JEA Rules and Regulations for Water, Sewer and Reclaimed Service, Chapter 3.01: Connections to Water and Sewer Systems Required, the project shall connect to the water main for potable water to the site. The project is required to connect to the JEA water main providing centralized water to the development and consistency with Policies 1.1.14 of the Infrastructure Element, Potable Water Sub-Element.

**Vision Plan Consistency**

The site is within the boundary of the *Southwest Jacksonville Vision Plan*. However, the plan does not identify specific recommendations for the subject site. The plan recommends the protection of rural character and open spaces in these western areas of the district. To protect existing natural and cultural resources, village based subdivision designs should be promoted. Development should protect the character of the existing corridor. Consistency with the Vision Plan will be further reviewed during the adoption round of the land use amendment with the companion PUD rezoning and accompanying site plan.

## **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.

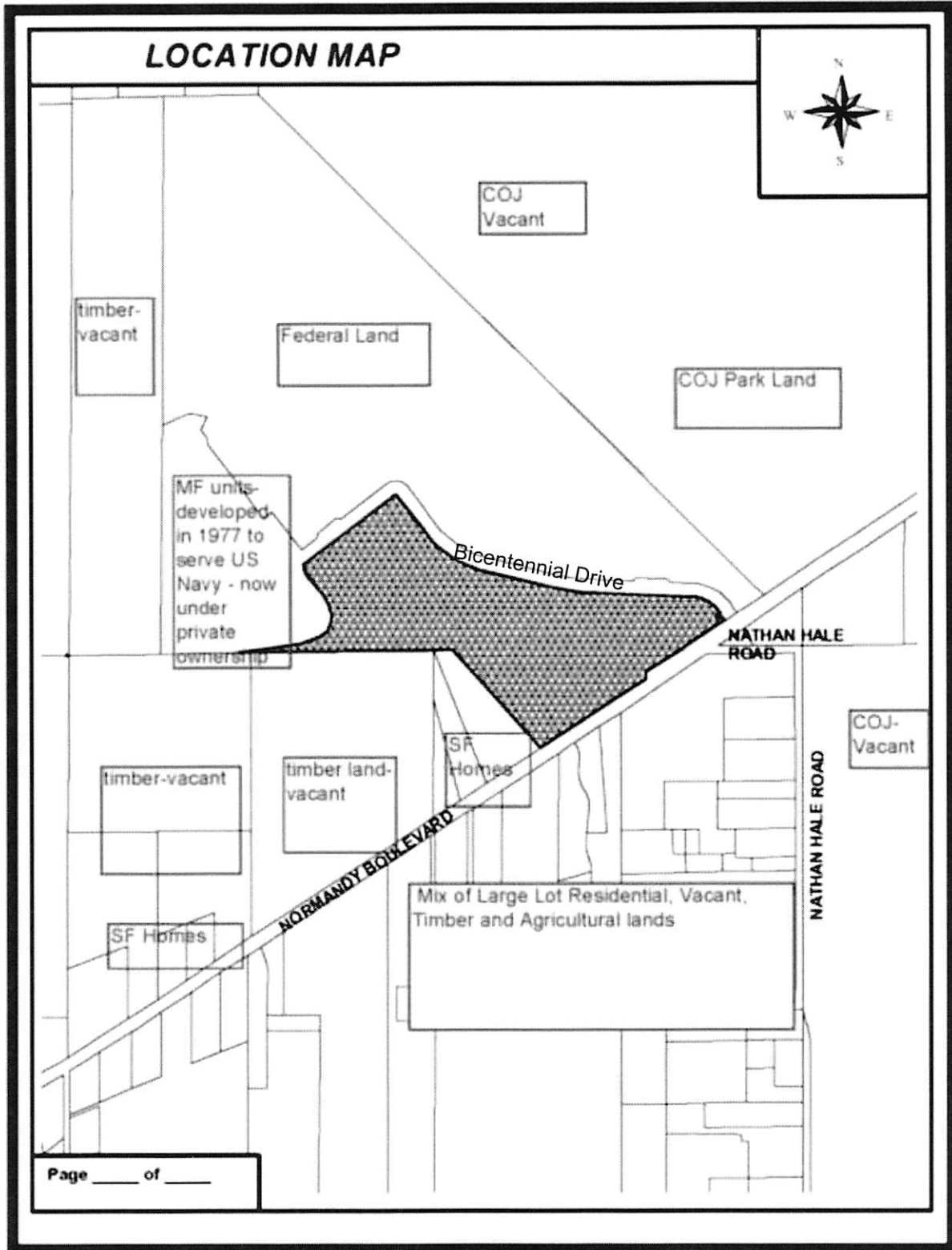
The proposed land use amendment is consistent with Policy 3 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would increase opportunities for infill with low density residential development, providing a wider range of housing needs in the northeast Florida region.

## **RECOMMENDATION**

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

# ATTACHMENT A

## Existing Land Utilization:



## ATTACHMENT B

### Transportation Analysis:



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

### MEMORANDUM

**DATE:** February 1, 2018

**TO:** Helena Parola  
Community Planning Division

**FROM:** Lurise Bannister  
Transportation Division

**SUBJECT:** Transportation Review: Land Use Amendment 2017A-003

A trip generation analysis was conducted for Land Use Amendment 2017A-003, located on Normandy Boulevard (SR 228), east of Yellow Water Road and northwest of the Cecil Field Airport in the Suburban Development Area of Jacksonville, Florida. The subject site is currently undeveloped and has an existing Public Building Facility (PBF) land use category on approximately 53.84 acres. The proposed land use amendment is to allow for Low Density Residential (LDR) on the subject site.

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (9<sup>th</sup> Edition) to calculate the vehicular trips based on the maximum development potential for existing and proposed land uses. In accordance with development standards for impact assessments established in the Future Land Use Element Policy 1.2.16, the existing PBF land use category development impact assessment standards allows for .3 FAR per acre resulting in a development potential 703,581 SF of office/institutional uses (ITE Land Use Code 730), generating 15,894 net daily vehicular trips. The proposed LDR land use category development impact assessment standards allows for 5 single-family dwelling units per acre, resulting in a development potential of 269 homes (ITE Land Use Code 210) which could generate 2,539 net daily trips. This will result in zero net new daily vehicular trips if the land use is amended from PBF to LDR, as shown in Table A.

# ATTACHMENT B

## Transportation Analysis-cont:

**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
PBF	730	703,581 SF	$T = 22.59 (X) / 1000$	15,894	0.00%	15,894
<b>Total Section 1</b>						<b>15,894</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
LDR	210	269 SFDUs	$T = 9.44 (X)$	2,539	0.00%	2,539
<b>Total Section 2</b>						<b>2,539</b>
<b>Net New Daily Trips</b>						<b>0</b>

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

**Additional Information:**

The 2030 Mobility Plan replaced the transportation concurrency management system to address the multi-modal mobility needs of the city. Mobility needs vary throughout the city and in order to quantify these needs the city was divided into 10 Mobility Zones. The Mobility Plan identifies specific transportation strategies and improvements to address traffic congestion and mobility needs for each mode of transportation. The project site is located in Mobility Zone 6 along Normandy Boulevard between US 301 and New World Avenue.

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

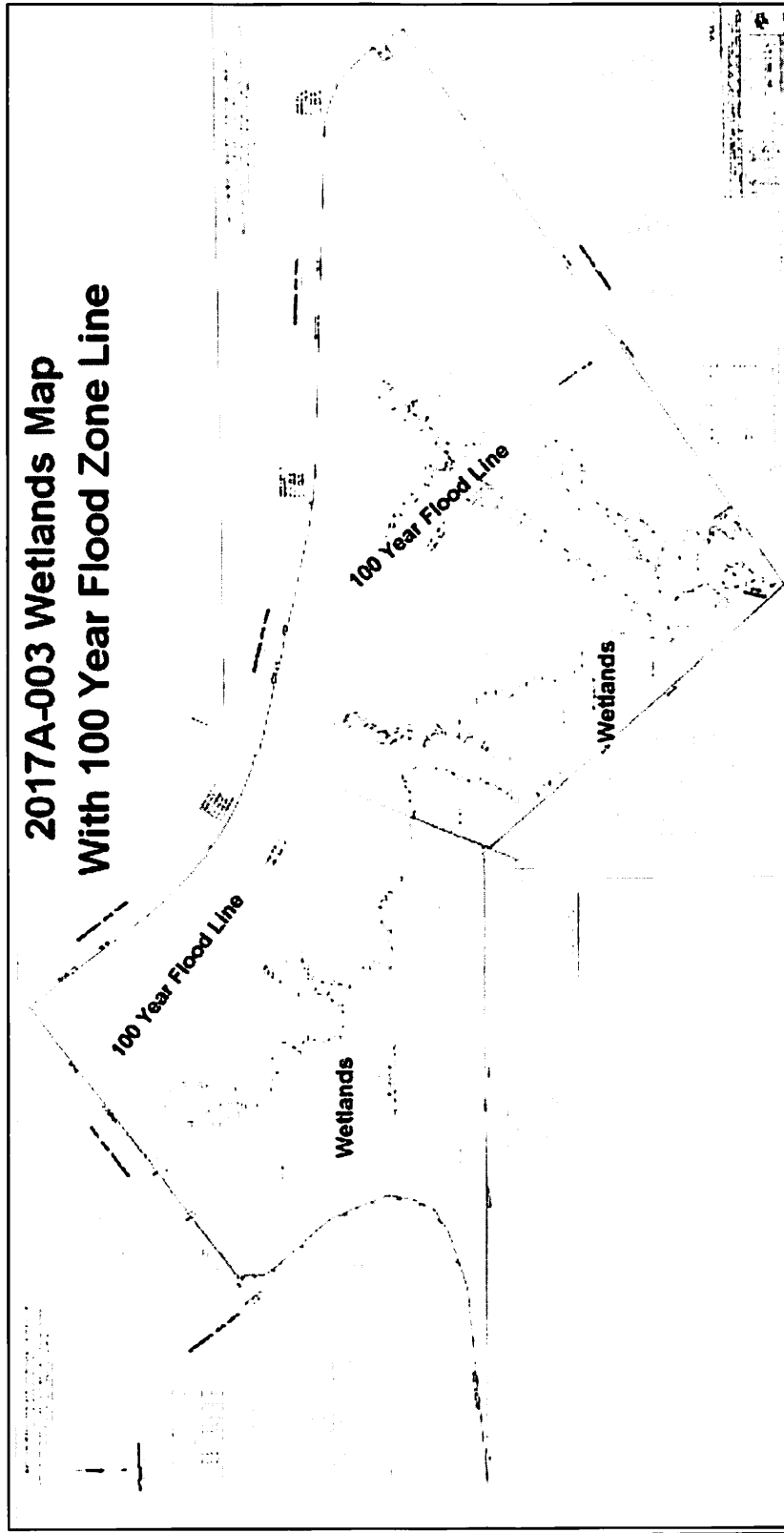
The result of the V/C ratio analysis for the overall Mobility Zone 6 is **0.55**.

Normandy Boulevard (SR 228) is a functional classified facility that would be impacted by the proposed development. SR 228 between US 301 and Jacksonville Equestrian Center is a 2-lane urbanized highway which has a maximum daily capacity of 24,200 vpd. The proposed 269 single-family homes could generate approximately 2,539 daily trips onto the network. This segment is expected to operate at a V/C ratio of 0.58 with the inclusion of the additional traffic from this land use amendment. Normandy Boulevard is under the jurisdiction of the FDOT and will be subject to FDOT review and access management requirements.



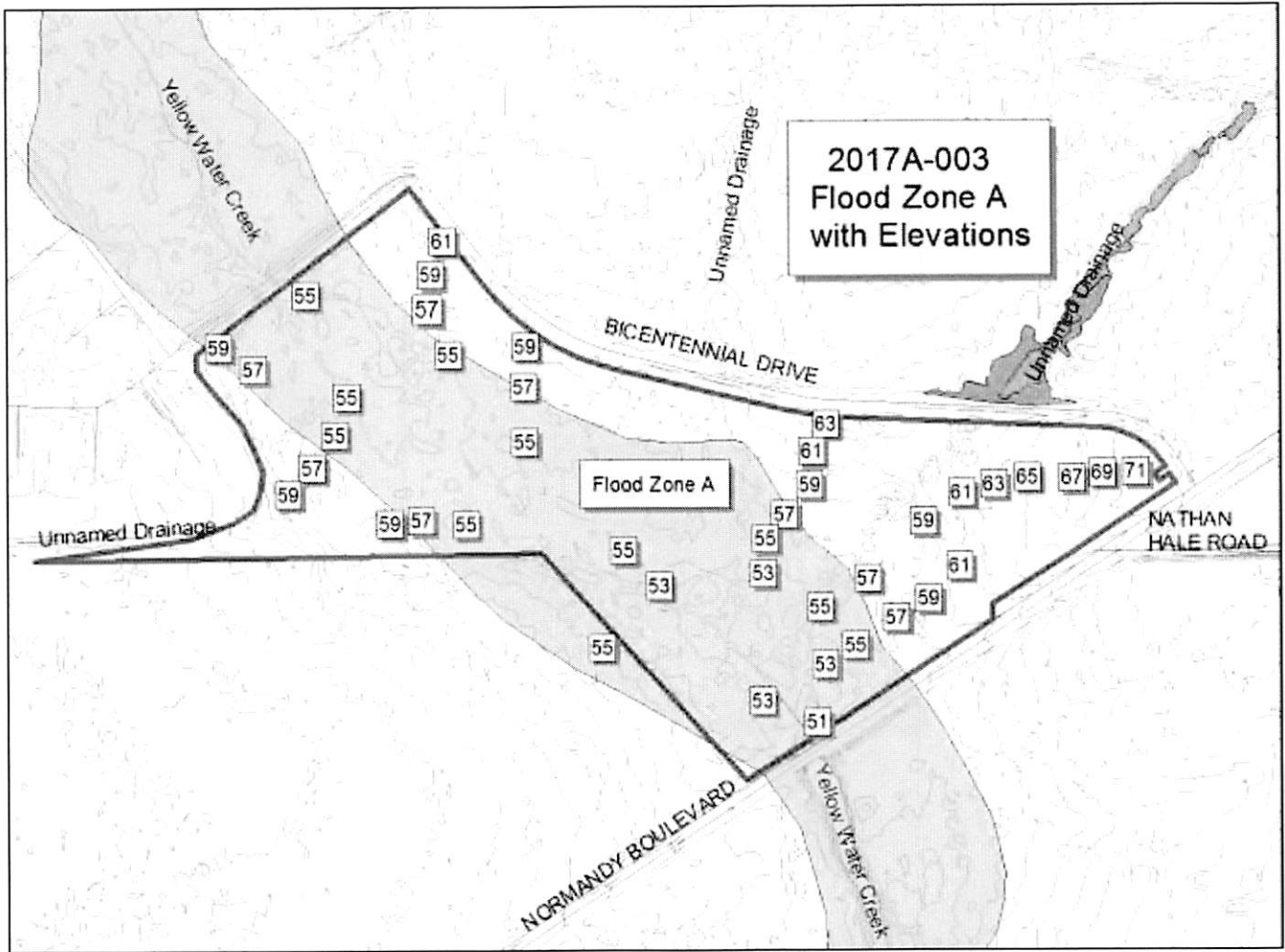
# ATTACHMENT C

Wetlands Map:



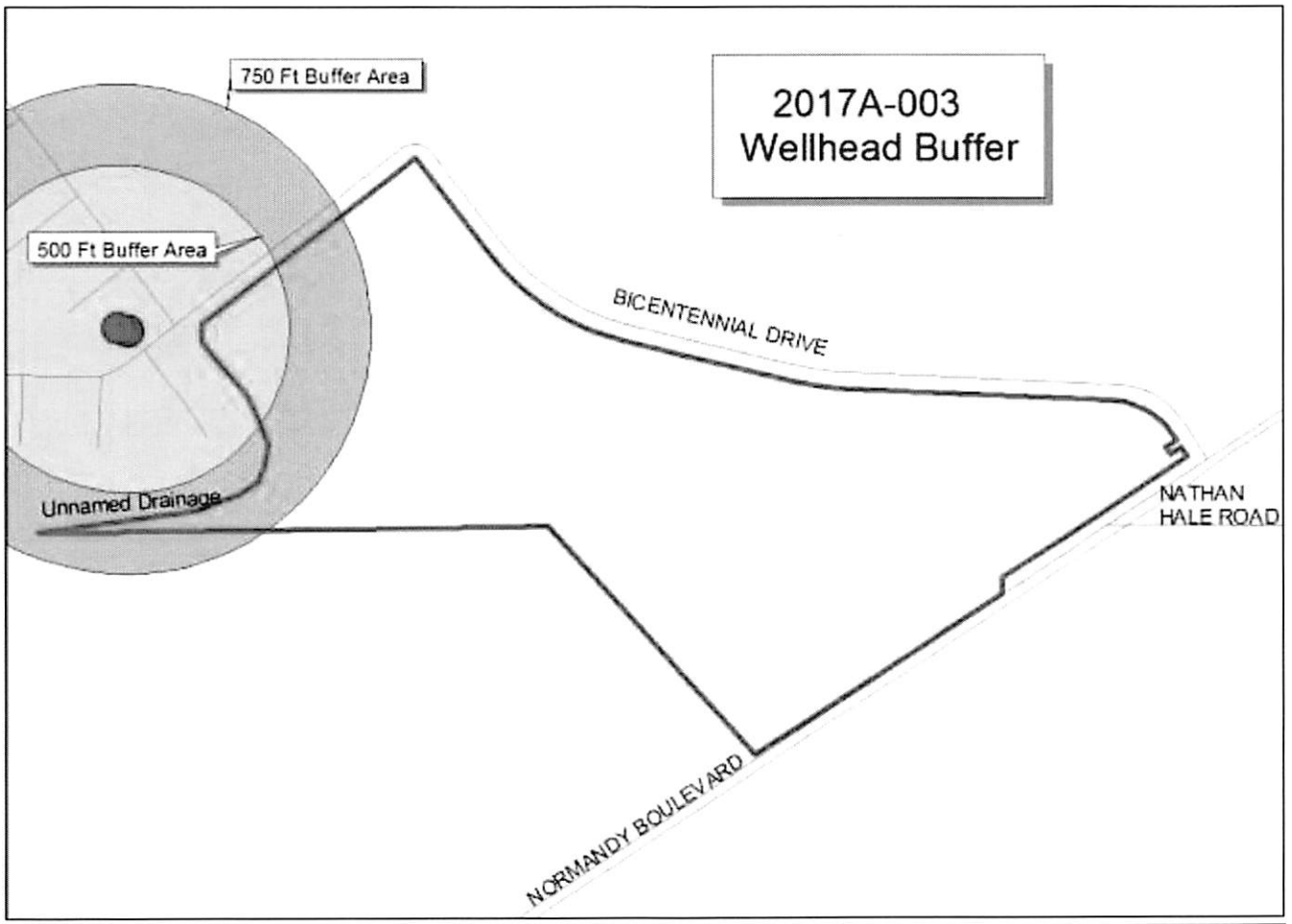
# ATTACHMENT D

## Flood Zone Map:



# ATTACHMENT E

## Wellheads Map:



## ATTACHMENT F

### JEA Review and Availability Letter:

**Parola, Helena**

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**From:** Price, Mollie L. <pricml@jea.com>  
**Sent:** Thursday, February 15, 2018 1:56 PM  
**To:** Parola, Helena  
**Cc:** Dvoroznak, Michael T. Manager, W/WW System Planning  
**Subject:** RE: RE # 002266 0140 on Well PWS ID 2164003 - developing 216 units off of Normandy Boulevard  
**Attachments:** 2017\_2208.pdf

Good afternoon Helena,

This project has a letter of availability for a 216 unit multi-family complex and a 20,000-sf commercial space which was requested in October 2017 (2017\_2208). The current point of connection is a 20-in water main on the northwest side of Normandy Blvd. It appears that there is also a 12-in water line stub-out at the northeast corner of Brentennial Rd and Normandy Blvd, which I can add to the connection points. Per JEA Rules and Regulations for Water, Sewer and Reclaimed Service, Chapter 3.01 Connections to Water and Sewer Systems Required, the project shall connect to the water main.

Please let me know if you have any additional questions.

**Mollie Price, EI, CEHP, CPO**

Staff Engineer - W/WW System Planning  
JEA  
21 W Church Street, T-4  
Jacksonville, FL 32202  
(904) 865-7710

Please refer Availability general inquiries or attachments to the new email: [Availabilityreq@jea.com](mailto:Availabilityreq@jea.com)

**From:** Parola, Helena (<mailto:HParola@coj.net>)  
**Sent:** Thursday, February 15, 2018 10:22 AM  
**To:** Price, Mollie L. <pricml@jea.com>  
**Subject:** RE: RE # 002266 0140 - on Well PWS ID 2164003 - developing 216 units off of Normandy Boulevard

[External Email] - Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.]

Molly,

I was referred to you by Tom Rauth. We have a land use amendment for Low Density Residential in the location identified above. The applicant is proposing 216 apartment units and will use the well on site. Our Environmental Quality Division made a comment that there is a JEZ Water Main on Normandy.

# ATTACHMENT F

## JEA Review and Availability Letter:



21 West Church Street  
Jacksonville, Florida 32202-3109

ELECTRIC

WATER

SEWER

RECLAIMED

Saddle Brook Landings Ann, LLC  
Landings Real Estate Group  
543 Thames Street  
Jacksonville, Florida, 32221

November 22, 2017

Project Name: Saddle Brook Landings Annex  
Availability#: 2017-2208

Dear Mr/Mrs Saddle Brook Landings Ann, LLC:

Thank you for your inquiry regarding the availability of electric, potable water, sanitary sewer and reclaimed water (WS&R) service. The eight digit availability number referenced in this letter will be the number JEA uses to track your project. Please reference this number when making inquiries and submitting related documents. This availability letter will expire one year from the date above.

### Point of Connection:

A summary of connection points for WS&R services are identified on the following page. JEA recognizes Connection Point #1 as the primary point of connection (POC), however, a secondary, conditional POC will be listed if available. JEA assumes no responsibility for the inaccuracy of any service connection portrayed on a JEA utility system record drawing. JEA strongly recommends field verification of all POCs prior to any construction to ensure connection availability. Please note the Special Conditions stated in each section contain pertinent information and additional requirements as well as further instructions.

### Offsite Improvements:

For all utilities located in the public Right of Way or JEA easement, the new WS&R utilities shall be dedicated to JEA upon completion and final inspection, unless otherwise noted. It shall be the applicant's responsibility to engage the services of a professional engineer, licensed in the State of Florida. All WS&R construction shall conform to current JEA Water, Sewer & Reuse Design Guidelines which may be found on [jea.com](http://jea.com).

### Reservation of Capacity:

This availability response does not represent JEA's commitment for or reservation of WS&R capacity. In accordance with JEA's policies and procedures, commitment to serve is made only upon JEA's approval of your application for service and receipt of your payment of all applicable fees.

A detailed overview of the process can be found at [JEA.com](http://JEA.com). This document along with other important forms and submittal processes can be found at the subsequent link, JEA Stages of a Project or by following the steps below:

- ➔ Visit [www.jea.com](http://www.jea.com)
- ➔ Select Working with JEA
- ➔ Select Stages of a Project

Sincerely,

Mollie Price  
Water/Wastewater System Planning  
(904) 665-7710

# ATTACHMENT F

## JEA Review and Availability Letter:



21 West Church Street  
Jacksonville, Florida 32202-3139

ELECTRIC

WATER

SEWER

RECLAIMED

Availability#: 2017-2208  
Request Received On: 10/24/2017  
Availability Response: 11/22/2017  
Prepared by: Mollie Price

### Project Information

Name: Saddle Brook Landings Annex  
Type: OTHER  
Requested Flow: 57,000 gpd  
Location: The proposed development is located on the corner of Bicentennial Drive and Normandy Blvd  
Parcel ID No.: 002266-140  
Description: The development will have 216 2 bedroom multi-family units and 20,000 square feet of commercial space

### Potable Water Connection

Water Treatment Grid: NORTH GRID  
Connection Point #1: Existing 20-in water main on the northwest corner of Normandy Blvd and Bicentennial Drive (see Special Conditions)  
Connection Point #2: NA  
Special Conditions: Fire protection needs to be addressed. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403.

### Sewer Connection

Sewer Treatment Plant: SOUTHWEST  
Connection Point #1: Existing 16-in force main on the northwest corner of Normandy Blvd and Bicentennial Drive (see Special Conditions)  
Connection Point #2: NA  
Special Conditions: For force main connection conditions, please email [fmconnections@jea.com](mailto:fmconnections@jea.com) referencing this availability letter. For the estimated cost of connecting to the JEA system, please call the Pre-service Counter at 904-665-5260. Copies of As-Built records can be requested from JEA As-Built & Record section at 665-4403. Connection to the JEA-owned sewer system for your project will require the design and construction of an onsite, JEA owned and maintained pump station, and a JEA dedicated force main (min. 4" dia.). Connection to the proposed POC is contingent upon inspection and acceptance of the mains by JEA.

### Reclaimed Water Connection

Sewer Region/Plant: North Grid  
Connection Point #1: No reclaim in the foreseeable future  
Connection Point #2: NA  
Special Conditions: No reclaim in the foreseeable future.

### General Comments:

## ATTACHMENT F

### **JEA Review and Availability Letter:**

Electric Availability The subject property lies within the geographic area legally served by JEA. JEA will provide electric service as per JEA's most current Rules and Regulations.

# ATTACHMENT G

## Environmental Quality Division Review:

### Parola, Helena

**From:** Long, Melissa  
**Sent:** Wednesday, February 14, 2018 12:42 PM  
**To:** Parola, Helena  
**Subject:** FW: Well Head 500-foot buffer - Review Requested on Land Use Amendment proposal at 0 Normandy Boulevard

Helena – is this enough information? I am assuming someone else would get the information needed regarding the wells. Let me know if you need anything further.

Thank you,

**Melissa M. Long, P.E.**  
*Chief, Environmental Quality Division*  
City of Jacksonville | Neighborhoods Department  
214 N. Hogan Street, 5<sup>th</sup> floor  
Jacksonville, FL 32202  
(904) 255-7101



**From:** David, Amando  
**Sent:** Tuesday, February 13, 2018 2:22 PM  
**To:** Long, Melissa  
**Cc:** Hubsch, Charles  
**Subject:** RE: Well Head 500-foot buffer - Review Requested on Land Use Amendment proposal at 0 Normandy Boulevard

Hi Chief and Charles,

There are two wells on the adjacent property north of 0 Normandy Boulevard. The adjacent property address is 3020 Christopher Gadsden Court, Jacksonville FL 32221, RE# 002266 0210. The contact for the adjacent property is Saddle Brook Landings LLC., care of Mr. Christopher Bicho, 543 Thames Street, Newport, RI 02840. These two wells have FDOH numbers of AAI0053 and AAI0054. Ms. Grazyna Pawlowicz (253-2455) of FDOH needs to be contacted for any testing results. Mike Turner (448-7926) of the SJRWMD should also be contacted for CUP and water well use in accordance with 40C-2, F.A.C. There is a JEA water main on Normandy Boulevard. Tom Rauth (665-8188) of JEA is the point of contact.

Thanks,  
**Amando David, PG**  
*Environmental Specialist, Environmental Quality Division*  
City of Jacksonville | Neighborhoods Department  
214 N. Hogan Street, 5<sup>th</sup> floor  
Jacksonville, FL 32202  
Direct (904) 255-7124  
[www.coi.net](http://www.coi.net)




ONE CITY. ONE JACKSONVILLE.





# ATTACHMENT I

## Land Use Amendment Application:

		<b>APPLICATION FOR LARGE SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN</b>	
<b>Date Submitted:</b>	8/29/17	<b>Date Staff Report is Available to Public:</b>	3/2/2018
<b>Land Use Transmittal Ordinance #:</b>	2018-070	<b>Planning Commission's LPA Public Hearing:</b>	3/8/2018
<b>JPDD Application #:</b>	2017A-003	<b>1st City Council Public Hearing:</b>	3/13/2018
<b>Assigned Planner:</b>	Helena Parola	<b>LUZ Committee's Public Hearing:</b>	3/20/2018
		<b>2nd City Council Public Hearing:</b>	3/27/2018
<b><u>GENERAL INFORMATION ON APPLICANT &amp; OWNER</u></b>			
<b>Applicant Information:</b> CHRISTOPHER BICHO LANDINGS REAL ESTATE GROUP 543 THAMES STREET NEWPORT, RI 02840 Ph: 401-845-2200 Fax: 401-845-2211 Email: CBICHO@LANDINGSGROUP.COM		<b>Owner Information:</b> CHRISTOPHER BICHO SADDLE BROOK LANDINGS ANNEX, LLC 543 THAMES STREET NEWPORT, RI 02840 Ph: 401-845-2200	
<b><u>DESCRIPTION OF PROPERTY</u></b>			
<b>Acreage:</b>	53.84	<b>General Location:</b>	NORMANDY BLVD
<b>Real Estate #(s):</b>	002266 0140	<b>Address:</b>	0 NORMANDY BLVD
<b>Planning District:</b>	4		
<b>Council District:</b>	12		
<b>Development Area:</b>	SUBURBAN AREA		
<b>Between Streets/Major Features:</b>	NORMANDY BLVD and BICENTENNIAL DRIVE		
<b><u>LAND USE AMENDMENT REQUEST INFORMATION</u></b>			
<b>Current Utilization of Property:</b>	FORESTRY		
<b>Current Land Use Category/Categories and Acreage:</b>	PBF 53.84		
<b>Requested Land Use Category:</b>	LDR	<b>Surrounding Land Use Categories:</b>	AGR-III, AGR-IV, LDR, PBF
<b>Justification for Land Use Amendment:</b>	THE OWNER IS REQUESTING A LAND USE CHANGE FROM AGRICULTURE TO LDR TO ACCOMMODATE THE GROWTH AND HOUSING DEMAND FOR LOW DENSITY HOUSING TO SUPPORT THE SIGNIFICANT JOB GROWTH IN THE CECIL FIELD COMMERCE INDUSTRIAL PARK AREA. THE 195 TOWNHOMES CURRENTLY ADJACENT TO THE PARCEL REQUESTING A THE LAND USE CHANGE IS OWNED BY AN AFFILIATED OWNER AND THE UNITS ARE 100% OCCUPIED AND HAVE BEEN IN HIGH DEMAND FOR THE PAST 3 YEARS.		
<b><u>UTILITIES</u></b>			
<b>Potable Water:</b>	YES - CENTRALIZED WATER SYSTEM/WELL	<b>Sanitary Sewer</b>	YES-JEA
<b><u>COMPANION REZONING REQUEST INFORMATION</u></b>			
<b>Current Zoning District(s) and Acreage:</b>	PBF-1 53.84		
<b>Requested Zoning District:</b>	PUD		
	Additional information is available at 904-265-7888 or on the web at <a href="http://maps.coi.net/luzap/">http://maps.coi.net/luzap/</a>		

# ATTACHMENT I

## Land Use Amendment Application-cont:



December 21, 2017

Helena Parola  
City of Jacksonville  
City Planner Supervisor  
214 North Hogan Street, Suite 300  
Jacksonville, FL 32202

RE: RE No. 002266 0140

Dear Helena Parola,

Saddle Brook Landings Annex, LLC is submitting the attached application for a Land Use change from PBF to LDR with a PUD overlay. The parcel is 53.43 acres of which 17.436 is wetlands and 36.271 is uplands. The applicant is seeking a Land Use change to develop 216 two bedroom apartments in nine buildings and two 10,000 square foot accessory structures. The immediate area has experienced significant job growth and the adjacent parcel RE No. 002266 021 is zoned LDR and currently has 195 townhomes in 41 buildings located on the approximately 31 acre parcel.

The identified parcel is serviced by JAE sanitary sewer for waste water and has a centralized potable water system that currently services the 195 townhomes with over 600 residents. The plant is sourced by two aquifers with a maximum capacity 350,000 gallons per day of output; the current production of the plant is approximately 70,000 gallons per day. The plant is maintained and serviced by US Water, a certified water plant operator in the State of Florida.

As a feature of the application, the applicant will not develop in the category 2 wetlands and as part of the request will designate 33.814 acres of open space to be restricted from development. The applicant will apply for an Environmental Resource Permit and seek approval from the Saint John's Water Management Commission.

Saddle Brook Landings Annex, LLC appreciates the COJ Development Department's consideration and welcomes any questions or comments on the submitted materials and documents supporting the application.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris C Bicho".

Christopher C Bicho  
Managing Member

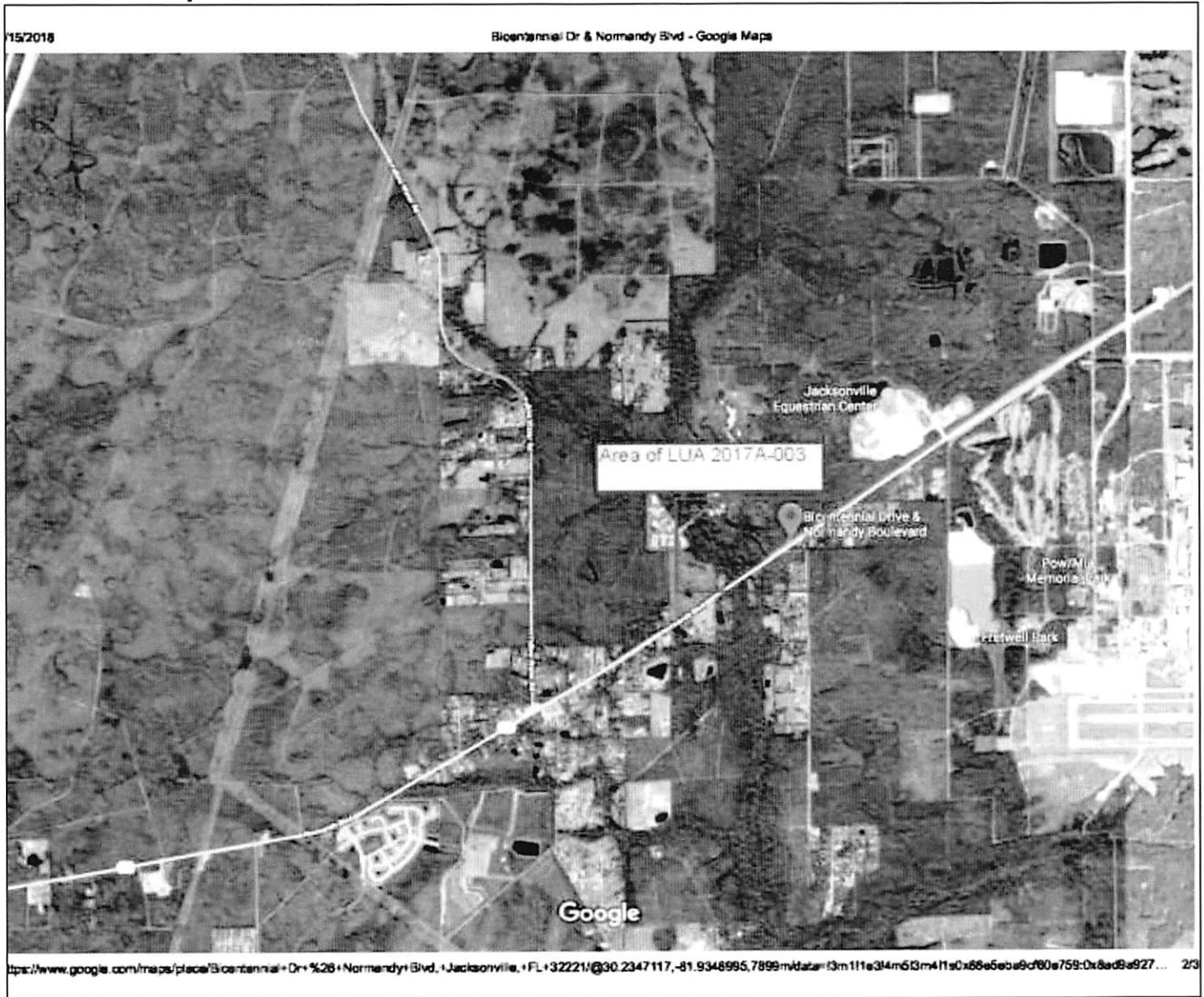
# ATTACHMENT J

## Location Maps and Aerials:



# ATTACHMENT J

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# ATTACHMENT J

## Location Maps and Aerials:

