

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



OVERVIEW

ORDINANCE: # 2019-230

APPLICATION: L-5371-19C-3-5

APPLICANT: PAUL HARDEN, ESQ.

PROPERTY LOCATION: 5719 Cagle Road; between Bowden Road and University Boulevard West

Acreage: 2.53

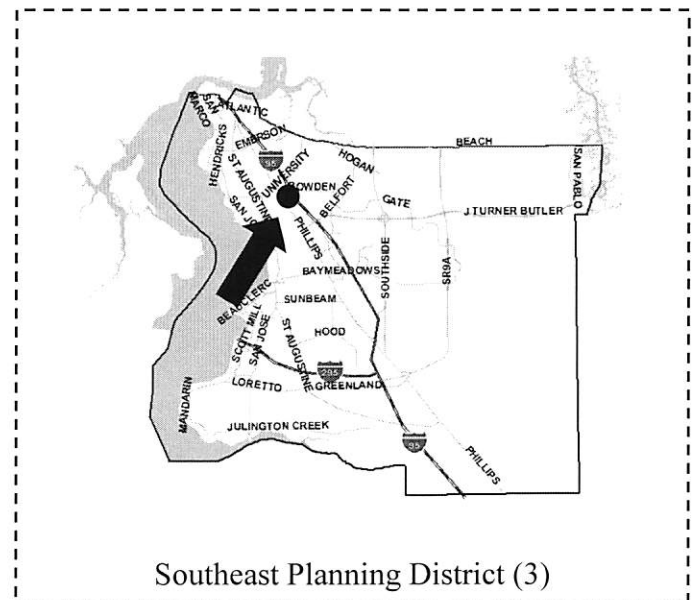
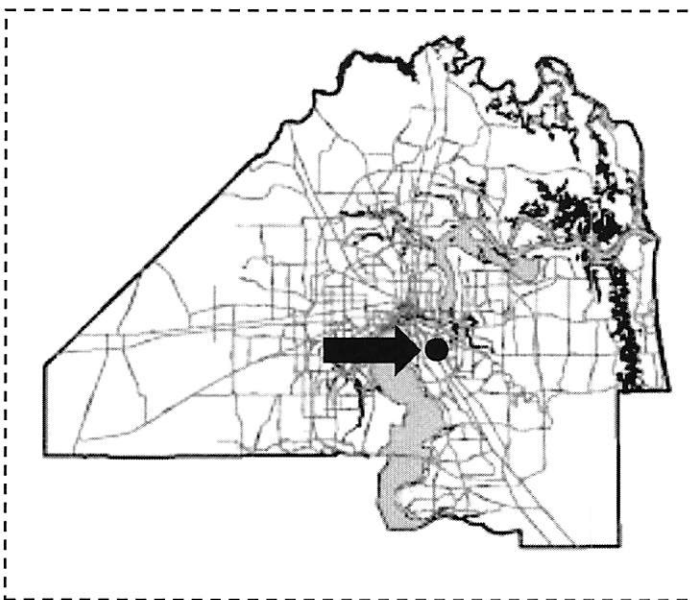
Requested Action:

	Current	Proposed
LAND USE	CGC	HDR
ZONING	CCG-1	PUD

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
CGC	HDR	N/A	114 DU (45 DU/Acre)	38,572 Sq. Ft. (0.35 FAR)	N/A	Increase 114 DU	Decrease of 38,572 Sq. Ft.

PLANNING AND DEVELOPMENT DEPARTMENT’S RECOMMENDATION: APPROVAL

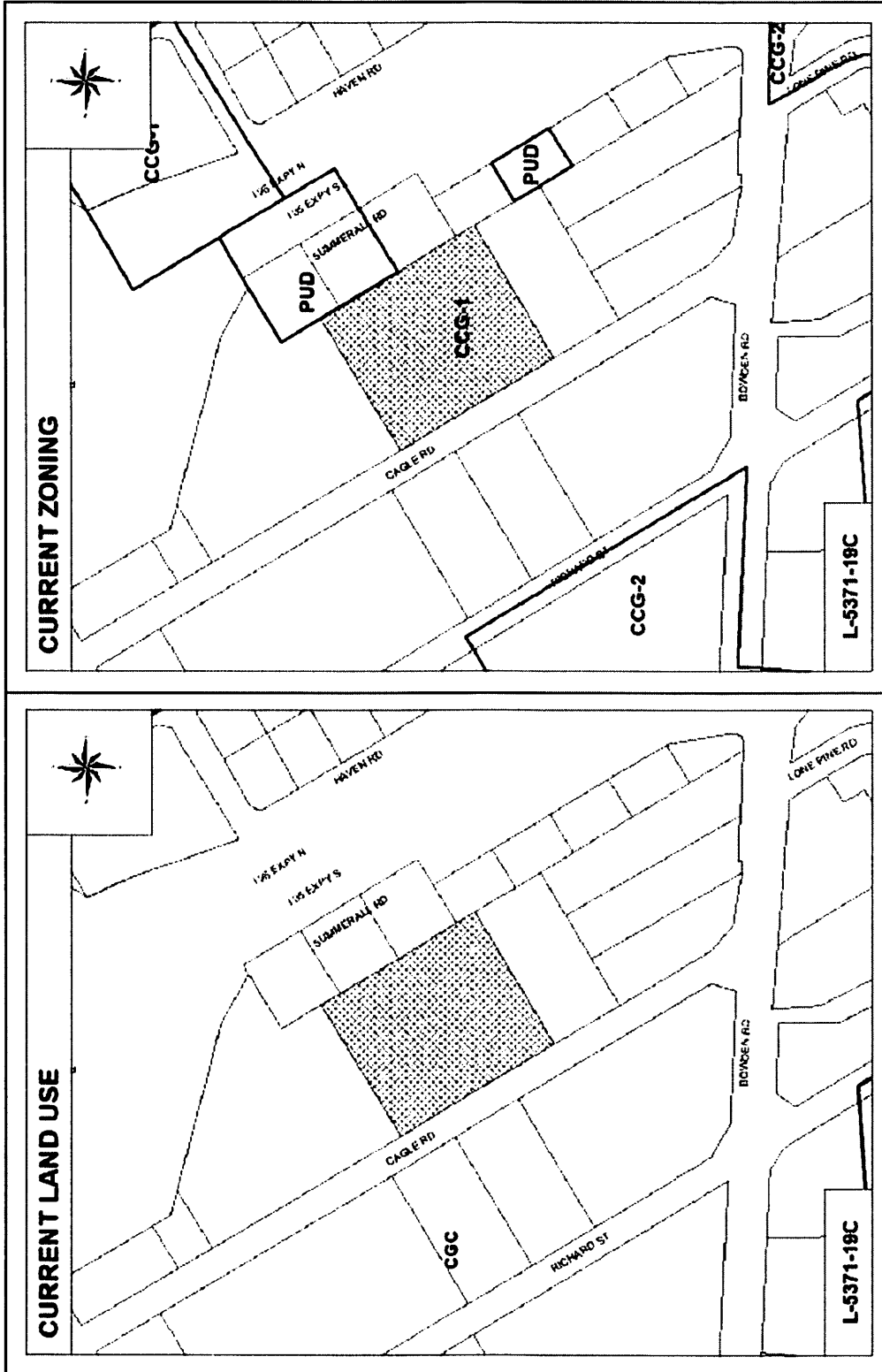
LOCATION MAPS:



Southeast Planning District (3)

DUAL MAP

SMALL SCALE LAND USE APPLICATION L-5371-19C



Current Zoning District(s): Commercial Community:General-1 (CCG-1)

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

Existing FLUM Land Use Categories: Community:General Commercial (CGC)

Requested FLUM Land Use Category: High Density Residential (HDR)

ANALYSIS

Background:

The 2.53 acre subject site currently contains a vacant motel and is located in Planning District 3 and Council District 5. The site is within the boundaries of the Southeast Jacksonville Vision Plan and is accessed from Cagle Road, classified as a local road between Bowden Road and University Boulevard West. The site is located in the Urban Priority Area.

The applicant proposes a small-scale future land use map amendment from Community/General Commercial (CGC) to High Density Residential (HDR) and a rezoning from Commercial Community/General-1 (CCG-1) to Planned Unit Development (PUD) to redevelop the site for multi-family residential with non-residential on the ground floor. The companion rezoning is pending concurrently with this land use amendment application pursuant to Ordinance 2019-231.

Much of the area surrounding the amendment site is in the CGC land use category. Several motels and office spaces are within close proximity to the site with a few warehousing facilities.

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 land use categories and zoning districts are as follows:

Adjacent Property	Land Use	Zoning District	Current Use(s)
North	CGC	CCG-1	Motel
South	CGC	CCG-1	Single-Family Home
East	CGC	CCG-1; PUD	Single-Family Homes; Offices
West	CGC	CCG-1	Offices, Vacant Land

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).

A JEA availability letter has been provided for the subject site as part of the companion rezoning application, dated February 5, 2019. According to a JEA letter, there is an 8-inch water main within the Cagle Road right-of-way adjacent to the proposed amendment site. In addition there is an 8-inch gravity sewer main within the Cagle Road right-of-way adjacent to the amendment site. The owner plans on connecting the proposed facilities to JEA provided water and sewer service, consistent with FLUE Policy 1.2.9.

Infrastructure Element

Sanitary Sewer Sub-Element

Policy 1.1.1 JEA shall provide for regional wastewater facilities associated with development within the Urban Area as defined in the Future Land Use and Capital Improvements Element, excluding improvements within the service area of an investor-owned public utility company of regional status.

Transportation

The Planning and Development Department completed a transportation analysis (see Attachment B) and determined that the proposed amendment will not result in an increase of net new 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. Trips generated by the new development will be processed 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

Objective 2.4 of the 2030 Comprehensive Plan requires that The City shall coordinate the mobility circulation system with the future land uses shown on the Future Land Use Map series in order to ensure that roads, road improvements and other mobility alternative improvements are provided as necessary to support development in an economically efficient and

environmentally sound manner. 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 8.

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 8 is **0.59**.

Bowden Road and University Boulevard are functional classified facilities that would be impacted by the proposed development. The proposed residential development could generate approximately 507 daily trips onto the network. These facilities are expected to operate at an acceptable V/C ratio with the inclusion of the additional traffic from this land use amendment.

Archaeological Sensitivity

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

Historic Preservation Element

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

School Capacity

The 2.5 acre proposed land use map amendment has an impact standard that would allow for 114 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 concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:

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

**School Impact Analysis
LUA L-5371-19C**

Development Potential: 114 Multi-Family Units

School Type	CSA	2018-19 Enrollment/CSA	Current Utilization (%)	New Student/ Development	5-Year Utilization (%)	Available Seats
Elementary	4	5,759	85%	19	100%	65
Middle	4	4,199	86%	8	85%	238
High	4	729	57%	11	86%	-115
Total New Students				38		

Total Student Generation Yield: 0.333

Elementary: 0.167

Middle: 0.073

High: 0.093

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.

SCHOOL	CONCURRENCY SERVICE AREA	STUDENTS GENERAL	SCHOOL CAPACITY (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2018/19)	% OCCUPIED	4 YEAR PROJECTION
Greenfield ES #222	4	19	592	607	103%	104%
Southside MS #211	4	8	977	868	89%	95%
Englewood HS #90	4	11	1,864	1,851	99%	106%

- Does not include ESE & room exclusions
- Analysis based on 114 maximum dwelling units – L-5371-19C

Airport Environment Zone

The site is located within the 300 foot Height and Hazard Zone for Naval Air Station Jacksonville (NAS JAX). Zoning will limit development to a maximum height of less than 300 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

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

Application #: L-5371-19C

DEVELOPMENT ANALYSIS		
Development Boundary	Urban Priority Development Area	
Roadway Frontage Classification	Cagle Road- Local Road	
Plans/Studies	Southeast Vision Plan	
	CURRENT	PROPOSED
Site Utilization	Vacant Motel	Multi-Family Residential
Land Use/Zoning	CGC / CCG-1	HDR / PUD
Development Standards For Impact Assessment	0.35 FAR	45 Dwelling Units/Acre
Development Potential	38,572 Sq. Ft.	114 Dwelling Units
Population Potential	N/A	267 People
SPECIAL DESIGNATIONS AREAS		
	YES	NO
Aquatic Preserve		X
Septic Tank Failure Area		X
Airport Environ Zone	300' Height Restriction Zone NAS JAX	
Industrial Preservation Area		X
Cultural Resources		X
Archaeological Sensitivity	Low Sensitivity	
Historic District		X
Coastal High Hazard/Adaptation Action Areas		X
Ground Water Aquifer Recharge Area		X-Discharge
Well Head Protection Zone		X
Boat Facility Siting Zone		X
Brownfield		X
State Road (SR)	SR Name: N/A	
PUBLIC FACILITIES		
Potential Roadway Impact	No Increase	
Potential Public School Impact	38 new students	
Water Provider	JEA	
Potential Water Impact	Increase of 24,861 gallons per day	
Sewer Provider	JEA	
Potential Sewer Impact	Increase of 18,646 gallons per day	
Potential Solid Waste Impact	Increase of 234.68 tons per year	
Drainage Basin / Sub-Basin	Arlington River / Bennett Branch	
Recreation and Parks	Lovelace Park	
Mass Transit	Routes 25, 33 and 50- University Blvd W	
Evacuation Zone	None	
NATURAL FEATURES		
Elevations	22-25 feet	
Land Cover	1400- Commercial and Services	
Soils	69- Urban Land 73- Urban Land- Mascotte-Sapelo Complex, 0 to 2 percent slopes	
Floodzone	None	
Wetlands	None	
Wildlife (sites greater than 50 acres)	N/A	

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on April 11, 2019, the required notice of public hearing sign was posted. Seventeen (17) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen's Information Meeting was held on April 15, 2019. No members of the public were in attendance.



CONSISTENCY EVALUATION

2030 Comprehensive Plan

Proposed amendment analysis in relation to the Goal, 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 the 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.
- 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 4.1.8B The City shall evaluate all proposed amendments to the Comprehensive Plan as to their compliance with the area's vision plan and any existing neighborhood plans and studies. Priority shall be given to those amendments with the greatest potential to further the goals and objectives of the vision plans and neighborhood plans and studies.
- 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.

Recreation and Open Space Element (ROSE):

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.

Currently the site has a Community General Commercial (CGC) land use designation. According to the Future Land Use Element (FLUE), CGC in the Urban Priority Area is intended to provide compact development which should generally be developed in nodal and corridor development patterns while promoting the revitalization or advancement of existing commercial districts and the use of existing infrastructure through infill development and redevelopment.

High Density Residential (HDR) in the Urban Priority Area is intended to provide compact high density mixed use development. High density residential development which includes limited commercial uses which serve the residential component of HDR developments as well as adjacent neighborhoods is preferred to reduce the number of Vehicles Miles Traveled. A combination of compatible mixed uses should be organized vertically within a multistory building. Mixed uses shall be provided in developments with a density greater than 25 units/acre and for developments which abut a roadway classified as an arterial on the Functional Highway Classification Map.

HDR designations shall be in locations which are supplied with full urban services; which are located in close proximity to a roadway classified as an arterial or higher on the Functional Highway Classification Map; and which are located within one-half mile distance from an existing or planned Jacksonville Transit Authority (JTA) Rapid Transit System (RTS) or other mass transit system station. Locations which serve as a transition between commercial and medium density residential land uses are preferred. Sites which are abutting Low Density Residential (LDR) or Rural Residential (RR) are discouraged. The subject property is within close proximity to University Boulevard W, a principal arterial road and is near several JTA bus stops.

The site currently has access to centralized sewer and wastewater, pursuant to FLUE Policy 1.2.9. According to a JEA letter, dated February 5, 2019, there is an 8-inch water main within the Cagle Road right-of-way adjacent to the proposed amendment site. In addition there is an 8-inch gravity sewer main within the Cagle Road right-of-way adjacent to the amendment site. The owner will be required to plan to connect the proposed facilities to JEA provided water and sewer service.

The subject property has access to full urban services and is located in a developed area of the City. As a result, the proposed land use amendment aids in maintaining a compact and compatible land use pattern consistent with FLUE Objective 1.1 and Policy 1.1.22. Further, by offering a distinctive housing option to the area, the proposed amendment is consistent with FLUE Objective 3.1.

The proposed amendment promotes a compact and compatible residential use by providing greater density when compared to the nearby housing options, facilitates infill redevelopment on an underutilized parcel within the Urban Priority Area and has access to full urban services. Therefore, the proposed amendment discourages sprawl and encourages development in areas with existing access to public utilities and infrastructure and is consistent with FLUE Objective 6.3, and Policies 1.1.22 and 1.2.9.

The proposed amendment is consistent with the *Southeast Jacksonville Vision Plan*. This consistency review is provided in the section below in accordance with FLUE Policy 4.1.8B.

The proposed amendment has a companion rezoning application for a PUD, which allows for innovative site design, consistent with FLUE Policy 1.1.12. Development of the site will be required to comply with ROSE Policy 2.2.2 concerning the adequate provision of open space for multi-family developments.

Vision Plan

The subject site is within the boundaries of the *Southeast Jacksonville Vision Plan*. Guiding Principle Two indicates the need for the promotion of mixed-use/mixed-income redevelopment and infill and cites a greater residential density and a range of housing choices. The proposed amendment will provide infill development on a currently vacant site and will offer multi-family housing in an area that is predominantly single-family or office space.

Strategic Regional Policy Plan

The proposed amendment is consistent with the following policy of the Communities and Affordable Housing section of the Strategic Regional Policy Plan:

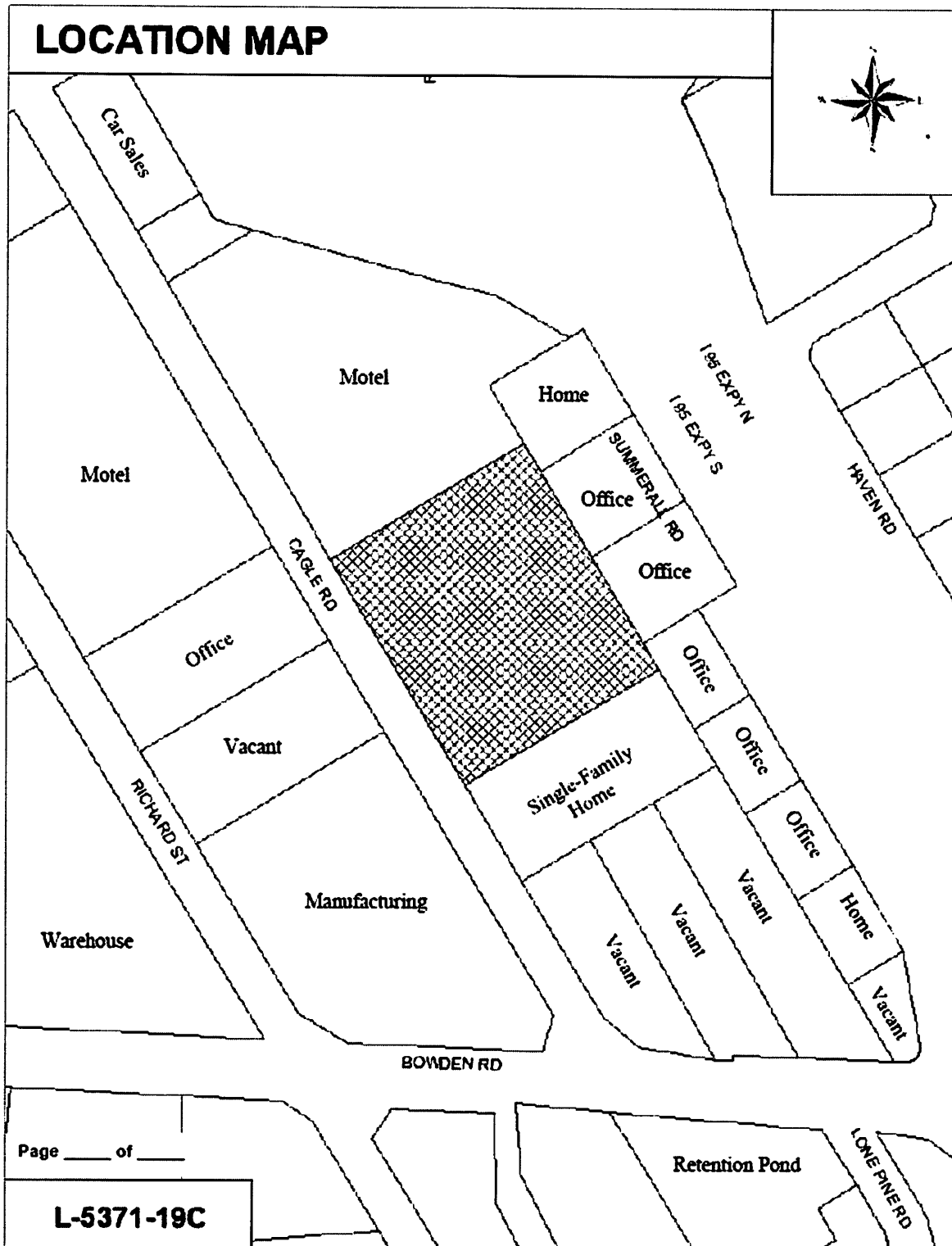
Policy 6 The Region encourages the creation of housing and supportive infrastructure for all of our citizens, including our aging population, veterans, and those with special needs. When such development is designed, it recognizes the linkage between the locations of these facilities, access to mobility options and community building that ensures that these facilities are part of the community and not isolated from it.

The proposed land use amendment is consistent with Policy 6 of the Northeast Florida Regional Council's Strategic Regional Policy Plan as it would provide an additional housing choice in the area and would provide infill in an already developed area of 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 Policy Plan.

ATTACHMENT A (Existing Land Utilization):



ATTACHMENT B (Traffic 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: April 9, 2019

TO: Susan Kelly
Community Planning Division

FROM: Lurise Bannister
Transportation Planning Division

SUBJECT: Transportation Review: Land Use Amendment L-5371-19C

A trip generation analysis was conducted for Land Use Amendment L-5371-19C, located at 5719 Cagle Road, west of I-95 between University Boulevard and Bowden Road in the Urban Priority Development Area of Jacksonville, Florida. The subject site is occupied by a 30,600 SF motel on approximately 2.53 +/- acres and has an existing Community General Commercial (CGC) land use category. The proposed land use amendment is to allow for High Density Residential (HDR) use.

Transportation Element Policy 1.2.1 of the 2030 Comprehensive Plan requires the use of the most current ITE Trip Generation Manual (10th 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 CGC land use category development impact assessment standards allows for 0.35 FAR per acre, resulting in a development potential of 38,572 SF of commercial space (ITE Code 820) which could generate 961 daily vehicular trips. The proposed the HDR land use category allows for 45 multi-family dwelling units per acre, resulting in a development potential of 114 high rise apartments (ITE Land Use Code 222), and generating 507 new daily vehicular trips. This will result in no net new daily vehicular trips if the land use is amended from CGC to HDR, as shown in Table A.

ATTACHMENT B (Traffic Analysis Continued):

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
CGC	820	38,572 SF	$T = 37.75 (X) / 1000$	1,456	34.00%	961
Total Section 1						961
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
HDR	222	114 MFDUs	$T = 4.45 (X)$	507	0.00%	507
Total Section 2						507
Net New Daily Trips						0

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

Additional Information:

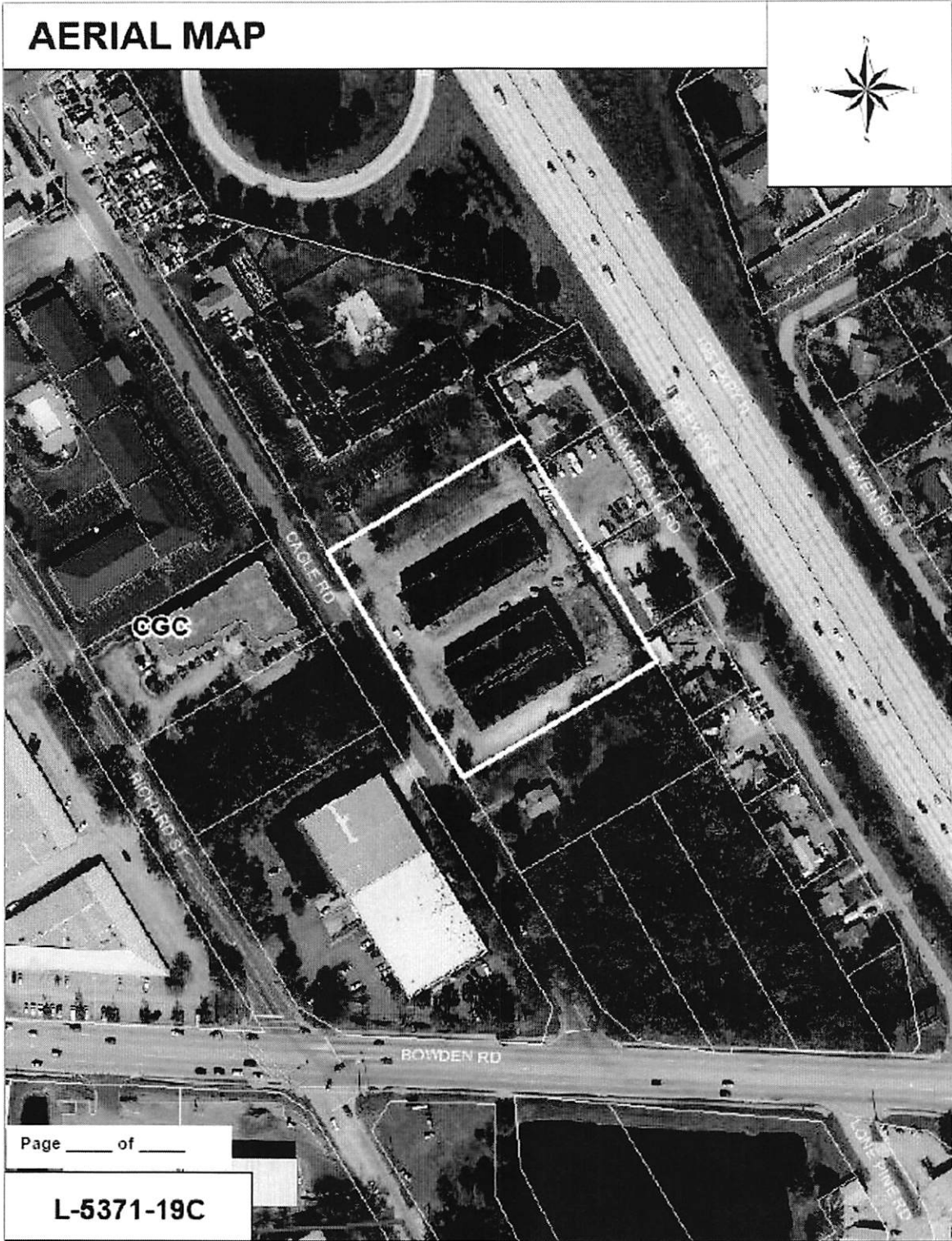
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Existing available roadway capacity for the vehicle/truck mode for the entire zone was tested based on volume demand to capacity ratio (V/C), where the average daily traffic volumes determined from the most recent City of Jacksonville traffic count 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 8 is **0.59**.

Bowden Road and University Boulevard are functional classified facilities that would be impacted by the proposed development. The proposed residential development could generate approximately 507 daily trips onto the network. These facilities are expected to operate at an acceptable V/C ratio with the inclusion of the additional traffic from this land use amendment.

ATTACHMENT C (Aerial Map):



ATTACHMENT D (Land Use Amendment Application):



APPLICATION FOR SMALL-SCALE LAND USE AMENDMENT TO THE FUTURE LAND USE MAP SERIES - 2030 COMPREHENSIVE PLAN

Date Submitted:	2/19/19	Date Staff Report is Available to Public:	5-03-2019
Land Use Adoption Ordinance #:	2019-230	Planning Commission's LPA Public Hearing:	5-09-2019
Rezoning Ordinance #:	2019-231	1st City Council Public Hearing:	5-15-2019
JPDD Application #:	L-5371-19C	LUZ Committee's Public Hearing:	5-21-2019
Assigned Planner:	Chris Schoenig	2nd City Council Public Hearing:	5-28-2019

GENERAL INFORMATION ON APPLICANT & OWNER

Applicant Information:

PAUL HARDEN
LAW OFFICE OF PAUL M. HARDEN
501 RIVERSIDE AVENUE, SUITE 901
JACKSONVILLE, FL 32202
Ph: 9043965731
Fax : 9043995461
Email: PAUL_HARDEN@BELLSOUTH.NET

Owner Information:

JARED REMINGTON
CAGLE GROUP, LLC
131 SOUNDVIEW LN
NEW CANAAN, CT 06840
Ph:
Fax:

DESCRIPTION OF PROPERTY

Acreage: 2.53
Real Estate #(s): 153066 0200

General Location:
BETWEEN BOWDEN RD AND UNIVERSITY BLVD WEST OF I-295

Planning District: 3
Council District: 5
Development Area: URBAN PRIORITY AREA
Between Streets/Major Features:
BOWDEN RD and UNIVERSITY BLVD

Address:
5719 CAGLE RD

LAND USE AMENDMENT REQUEST INFORMATION

Current Utilization of Property: VACANT MOTEL
Current Land Use Category/Categories and Acreage:
CGC 2.53

Requested Land Use Category: HDR
Surrounding Land Use Categories: CGC
Applicant's Justification for Land Use Amendment:
TO DEVELOP THE PROPERTY WITH MULTI-FAMILY RESIDENTIAL USES.

UTILITIES

Potable Water: JEA
Sanitary Sewer JEA

COMPANION REZONING REQUEST INFORMATION

Current Zoning District(s) and Acreage:
CCG-1 2.53

Requested Zoning District: PUD

Additional information is available at 904-255-7888 or on the web at <http://maps.coj.net/luzap/>