

City of Jacksonville, Florida

Donna Deegan, Mayor

City Hall at St. James
117 W. Duval St.
Jacksonville, FL 32202
(904) 630-CITY
www.coj.net

October 5, 2023

The Honorable Ronald B. Salem, Pharm. D., President
The Honorable Kevin Carrico, LUZ Chair
And Members of the City Council
117 West Duval Street
Jacksonville, Florida 32202

RE: Planning Commission Advisory Report / Ordinance No. 2023-539/Application No. L-5856-23C

Dear Honorable Council President Salem, Honorable Council Member and LUZ Chairman Carrico and Honorable Members of the City Council:

Pursuant to the provisions of Section 650.405 *Planning Commission Advisory Recommendation and Public Hearing*, the Planning Commission **APPROVED** Ordinance 2023-539 on October 5, 2023.

P&DD Recommendation APPROVE

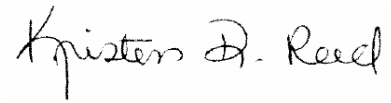
PC Issues: None

PC Vote: 7-0 APPROVE

Ian Brown, Chair	Aye
Jason Porter, Secretary	Absent
Marshall Adkison	Aye
Daniel Blanchard	Aye
Charles Garrison	Aye
David Hacker	Aye
Morgan Roberts	Aye
Jack Meeks	Aye

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

Sincerely,

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

Kristen D. Reed, AICP
Chief of the Community Planning Division
City of Jacksonville - Planning and Development Department
214 North Hogan Street, Suite 300
Jacksonville, FL 32202
(904) 255-7837
KReed@coj.net

Report of the Jacksonville Planning and Development Department

Small-Scale Future Land Use Map Amendment – September 15, 2023

Ordinance/Application No.: 2023-539 / L-5856-23C

Property Location: 1005 Pecan Park Road between International Airport Boulevard and Interstate 95.

Real Estate Number(s): 108119 0000

Property Acreage: 1.19 acres

Planning District: District 6, North

City Council District: District 8

Applicant: William Mercer

Current Land Use: Agriculture (AGR)

Proposed Land Use: Low Density Residential (LDR)

Development Area: Suburban Development Area

Current Zoning: Agriculture (AGR)

Proposed Zoning: Residential Low Density-60 (RLD-60)

RECOMMENDATION: **APPROVE**

APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

Current land zoning is out of date because the house was built in the 1960s and has been divided up several times since. It is zoned AGR, but that zoning requires more than the 2.5 acreages to meet current guidelines. The property only has 1.19 acres. I want to rezone it to correct that issue and to also build two single family houses on the property for residential use. My parents are getting older and I want to be sure they have somewhere to live in case of hard times.

BACKGROUND

The 1.19-acre subject property is located on the north side of Pecan Park Road, a collector roadway between International Airport Boulevard and Interstate 95. According to the City’s Functional Highway Classification Map, Pecan Park Road is a collector roadway and International Airport Boulevard is a minor arterial roadway. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Agriculture (AGR) to Low Density Residential (LDR), with a companion rezoning application from Agriculture (AGR) to Residential Low Density-60 (RLD-60) for single-family residential.

The companion rezoning, Ordinance 2023-540 is pending concurrently with this application.

The land use amendment site includes a single family residential structure. The site is surrounded by undeveloped land and single family residential uses in the LDR and AGR land use categories.

The 222 acre property to the north of the subject site was changed from AGR-II and AGR-III to LDR with Ordinance 2003-1217-E. To the east of the subject property, Ordinance 2022-0477-E changed the land use from AGR-IV to LDR on a 40.71 acre site. Further east, Ordinance 2018-284-E changed a 94 acre parcel from BP and CGC to LDR and Ordinance 1999-260-E changed a 62 acre parcel from AGR to CGC. More specific uses along with the zoning and land use categories are listed below.

The adjacent land use categories, zoning districts and property uses are as follows:

North: Land Use: Low Density Residential (LDR) and Agriculture (AGR)
Zoning: Planned Unit Development (PUD) and Agriculture (AGR)
Property Use: Single-Family Residential and Undeveloped land

South: Land Use: Public Buildings and Facilities (PBF)
Zoning: AGR and PUD
Property Use: Jacksonville International Airport

East: Land Use: AGR, LDR, and Community/General Commercial (CGC)
Zoning: AGR and PUD
Property Use: Single-Family Residential and Undeveloped land

West: PBF, LDR and Medium Density Residential (MDR)
Zoning: PUD and AGR
Property Use: Jacksonville International Airport, Single Family 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.

Land Use Amendment Impact Assessment - Application Number L-5856-23C

Development Analysis	
Development Boundary	Suburban

Development Analysis		
Roadway Frontage Classification / State Road	Collector Roadway	
Plans and/or Studies	North Jacksonville Vision Plan, JIA CRA	
Site Utilization	Current: Single-Family	Proposed: Single-Family
Land Use / Zoning	Current: AGR	Proposed: LDR
Development Standards for Impact Assessment	Current: 1 Unit / 2.5 acres	Proposed: 5 Units / acre
Development Potential	Current: 1 Dwelling Unit	Proposed: 5 Dwelling Units
Net Increase or Decrease in Maximum Density	Increase of 4 DUs	
Net Increase or Decrease in Potential Floor Area	N/A	
Population Potential	Current: 2 People	Proposed: 13 People
Special Designation Areas		
Aquatic Preserve	No	
Evacuation Zone	Zone E	
Airport Environment Zone	50' Height Restriction Zone for Jacksonville International Airport / Civilian Notice Zone / 60 Day-Night Sound Level (DNL) Zone	
Industrial Preservation Area	No	
Cultural Resources	Florida Master Site File-DU21506	
Archaeological Sensitivity	Low	
Historic District	No	
Coastal High Hazard	No	
Adaptation Action Area	No	
Groundwater Aquifer Recharge Area	Discharge	
Wellhead Protection Zone	No	
Boat Facility Siting Zone	No	
Brownfield	No	
Public Facilities		
Potential Roadway Impact	38 net new daily trips	
Potential Public School Impact	De minimis impact	
Water Provider	JEA (per application)	
Potential Water Impact	Increase of 1064 gpd	
Sewer Provider	JEA (per application) – per JEA not within ¼ mile.	
Potential Sewer Impact	Increase of 798 gpd	
Potential Solid Waste Impact	Increase of 10.4 tpy	
Drainage Basin/Sub-basin	Nassau River/Seaton Creek	
Recreation and Parks	No	

Development Analysis	
Mass Transit Access	No
Natural Features	
Elevations	23 to 24 feet above mean sea level
Land Cover	1100: Residential, low density
Soils	51: Pelham Fine Sand
Flood Zones	No
Wetlands	No
Wildlife (applicable to sites greater than 50 acres)	N/A

Utility Capacity

The calculations to determine the water and sewer flows contained in this report 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. The method of calculating water and sewer flows 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 dated July 21, 2023, is included in the companion rezoning application. This letter identifies an existing 10-inch water main within the intersection of Pecan Park Road and Bainebridge Drive and a proposed 16-inch water main within Pecan Park Road that runs directly in front the subject site. JEA does not have a sewer main available within ¼ mile of this property at this time. The applicant's intension is to only connect to centralized water service.

According to the category descriptions in the Future Land Use Element, plan amendment requests for new LDR designations are preferred in locations which are supplied with full urban services.

The maximum gross density in the Urban and Suburban Areas shall be 7 units/acre when centralized potable water and wastewater services are available to the site and there shall be no minimum density; except as provided herein.

- The maximum gross density shall be 2 units/acre and the minimum lot size shall be half an acre when both centralized potable water and wastewater are not available.
- The maximum gross density 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.

The connection to water services only limits the maximum gross density to 4 units/acre and a minimum of ¼ acre lots in the LDR land use category. The applicant is aware of the limitation; the current intention is for 2 residential units on a minimum of ¼ acre lots

on the site. Additionally, the applicant understands that if 3 or more residential units are developed on the site the Code of Subdivision regulations will apply requiring central water and sewer connections. The applicant is aware they must connect to JEA centralized water and sewer if developing 3 or more residential units and has provided a signed and notarized Centralized Water and Sewer Connection Binding Acknowledgement form (Exhibit 3)

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

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

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

Transportation

The subject site is 1.19 acres and is accessible from Pecan Park Rd, a collector facility. The proposed land use amendment is located within the Suburban Development Area and Mobility Zone 4. The applicant proposes to change the existing land use from Agriculture (AGR) to Low Density Residential (LDR).

Comprehensive Plan Consistency:

The Trip Generation Analysis is consistent with most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

Objective 2.4 of the Transportation Element (TE) of the 2045 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.

Policy 1.2.1 of the TE of the 2045 Comprehensive Plan requires the City to 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.

Policy 2.4.2 of the TE of the 2045 Comprehensive Plan requires that the City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:

Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current land use would result in 9 daily trips. If the land use is amended to allow for this proposed LDR development, this will result in 47 daily trips.

Transportation Planning Division RECOMMENDS the following:

The difference in daily trips for the proposed land use amendment will result in 38 net new daily trips when compared to the existing land use. The Transportation Planning Division recommends ongoing coordinating efforts with the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.

Table A
Trip Generation Estimation Scenarios

Current Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
AGR	210	1 SF DUs	T = 9.43 (X)	9	0	9
				<i>Existing Scenario Total</i>		9
Proposed Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
LDR	210	5 SF DUs	T = 9.43 (X)	47	0	47
				<i>Proposed Scenario Total</i>		47
Proposed Net New Daily Total						38

Source: Trip Generation Manual, 11th Edition, Institute of Engineers

School Capacity

While the proposed amendment includes a residential component, the site will generate 20 residential units or less. Therefore, the proposed development will have a de minimis impact on school capacity.

Evacuation Zone

The subject site is within Evacuation Zone E. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. EPD was provided with the land use application and the development potential of the proposed land use amendment change. Per EPD's response, it was determined that the impact of the subject small scale land use amendment on countywide evacuation timing would be minimal. Their complete analysis is provided below:

The proposed property in land use amendment L-5856-23C will be in close proximity to Pecan Park Road, indicating sufficient access to I-95 (0.88 road miles) and I-295 (5.04 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone E, Zone D, and Zone C), nearest evacuation routes, and the estimate of 28 additional daily trips, the development of the proposed property could create a localized impact to the traffic flow on I-95 and I-10 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5856-23C would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Airport Environment Height Restriction Zone

The site is located within the 50-foot Height and Hazard Zone for the Jacksonville international Airport. Zoning will limit development to a maximum height of 50 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).

Future Land Use Element

Objective 2.6 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 in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these

zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

Airport Environment Noise Zone

The amendment site is located within the 60 Day-Night Sound Level (60 DNL) zone for the Jacksonville International Airport. Future Land Use Element Policy 2.6.9 and 2.6.13 includes requirements related to density, use, and noise level reduction in construction for sites within this noise zone.

Future Land Use Element

- Policy 2.6.9 Within the 60DNL or higher area as depicted on the Military and Civilian Influence Zones Map, entertainment assembly uses may be allowed when scheduled with the U.S. Navy. As listed in the Instruction Manual, all other uses are allowed subject to disclosure requirements.
- Policy 2.6.13 Within the 60DNL or higher area as depicted on the Military and Civilian Influence Zones Map, entertainment assembly uses are only permitted in PUD developments or pursuant to preliminary site development reviews in accordance with Section 656.1003 that were approved prior to March 27, 2007 or those uses meeting the nonconforming uses definition in Section 656.1008 of the City of Jacksonville Zoning Code. All other uses are allowed subject to disclosure requirements.

Airport Environment Notice Zone

The site is also located in a Civilian Influence Zone for the Jacksonville International Airport. Civilian Influence Zones - These zones encompass all lands within the 60-64.99 DNL noise contour range, also known as Airport Notice Zones within the Land Development Regulations, as well as the 65-74.99 and 75 and greater DNL noise contour ranges. They apply to Jacksonville International Airport, Herlong Recreational Airport, Jacksonville Executive at Craig Airport and Cecil Airport and are depicted on the Military and Civilian Influence Zones Map.

Execution of an Airport Notice Zone Acknowledgement for properties located within these zones is required pursuant to Section 656.1010, Ordinance Code.

Future Land Use Element

Policy 2.6.14 To ensure safety and education of citizens occupying properties that are located near military and civilian airports, the City requires disclosure of airport proximity to prospective owners or lessees in the Military and Civilian Influence Zones depicted on the Military and Civilian Influence Zones Map.

Florida Master Site File

The amendment site contains a historical structure, which designates the site as a Florida Master Site File. The application was routed to the Historic Preservation for review and comments and they stated that they have no objections.

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 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

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

PROCEDURAL COMPLIANCE

Upon site inspection by the Planning and Development Department on August 24, 2023, the required notices of public hearing signs were posted. Forty (40) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

The Citizen Information Meeting was held on August 28, 2023. No members of the public were present to speak on the proposed amendment.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)

Development Area

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities

with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit and enjoyment and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.7 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 1.1.21 Rezoning and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

- A. Foster vibrant, viable communities and economic development opportunities;
- B. Address outdated development patterns; and/or
- C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site

limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

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

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

Objective 1.6 The City shall accommodate growth in Jacksonville by encouraging and facilitating new infill development and redevelopment on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of City residents.

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 residents. 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 Comprehensive Plan and Land Development Regulations.

Property Rights Element

- Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statutes.
- Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.
- Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.
- Policy 1.1.2 The following rights shall be considered in local decision making:
1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
 2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
 3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
 4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Category Description within the Future Land Use Element (FLUE), Agriculture (AGR) in all of the Development Areas is intended to provide agricultural uses and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning timeframe. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products. The maximum gross density is 1 unit/ 2.5 acres.

According to the Future Land Use Element (FLUE), Low Density Residential (LDR) in the Suburban Area is intended to provide for low density residential development. Principal uses in the LDR land use category include, but are not limited to, single family and multi-family dwellings; commercial retail sales and service. The maximum gross density in the Suburban Area shall be seven (7) units/acre when full urban services are available to the site and there shall be no minimum density. The maximum gross density shall be 2 units per acre and the minimum lot size shall be 1/2 of an acre when both centralized potable water and wastewater services are not available. The maximum gross density 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.

According to the JEA availability letter dated July 21, 2023, there is an existing 10-inch water main within the intersection of Pecan Park Road and Bainebridge Drive and a proposed 16-inch water main within Pecan Park Road. JEA does not have a sewer main available within ¼ mile of this property at this time. According to the applicant, the development intends to only use JEA central water. The connection to water services only limits the maximum gross density to 4 units/acre and a minimum of ¼ acre lots in the LDR land use category. The applicant is aware of the limitation; the current intention is for 2 residential units on a minimum of ¼ acre lots on the site. Additionally, the applicant understands that if 3 or more residential units are developed on the site the Code of Subdivision regulations will apply requiring central water and sewer connections. The applicant is aware they must connect to JEA centralized water and sewer if developing 3 or more residential units and has provided a signed and notarized Centralized Water and Sewer Connection Binding Acknowledgement form (Exhibit 3). The amendment site must be compliant with Policy 1.2.8.

The amendment to LDR results in a compatible development pattern and will extend the existing LDR land use category abutting to the north and west of the property. The proposed amendment to LDR would also allow for an additional single-family home on the property. The proposal adds to the total amount of LDR designated land for residential development needed to accommodate future growth through the planning timeframe of the 2045 Comprehensive Plan. Therefore, the amendment is consistent with FLUE Goal 1, Objective 1.1, Objective 3.1, and Policies 1.1.7, 1.1.21, 1.1.22.

The requested amendment will provide for new infill development. Therefore, the proposed land use amendment to LDR is consistent with FLUE Objective 1.6.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Jacksonville International Airport (JIA) CRA

The application site lies within the Jacksonville International Airport JIA CRA. Therefore, the application was routed to the City's Office of Economic Development (OED) for review. According to OED, applications are informational items only. Additionally, the JIA CRA is scheduled to sunset on September 30, 2023. In preparation for this, the JIA CRA Advisory Board is no longer holding meetings. Therefore, no recommendations were made for the proposed land use amendment.

Vision Plan

The subject property is located within the boundaries of the North Jacksonville Vision Plan (2003). The Plan offers no specific recommendations for the location of the subject site. However, the Plan does recommend strengthening existing neighborhoods under the Plan's "Guiding Theme One". The proposed land use amendment to LDR would increase the residential presence in the area and will strengthen the existing neighborhood. Therefore, the proposed development is consistent with the North Jacksonville Vision Plan.

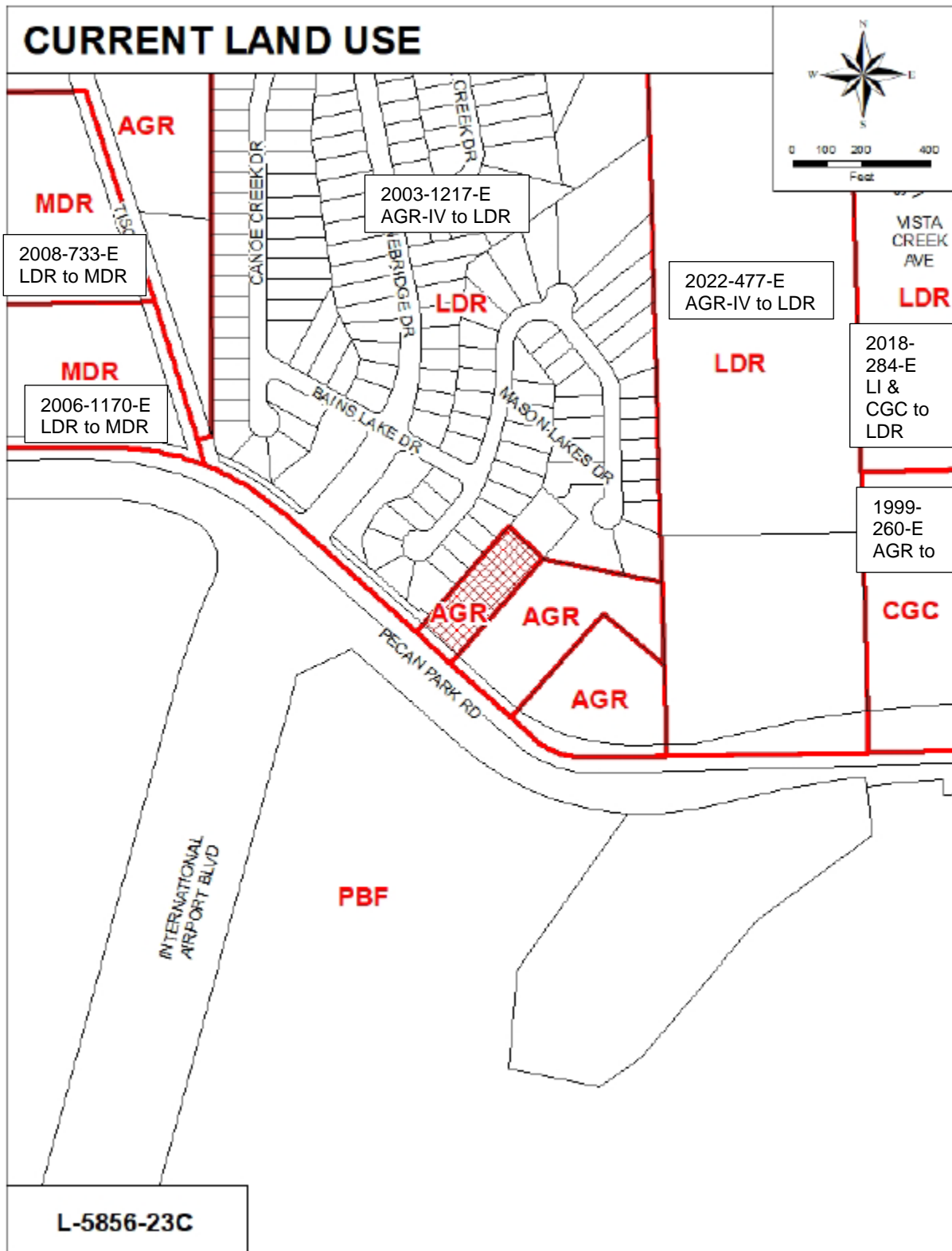
Strategic Regional Policy Plan

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

Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban, and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing in the northeast Florida region and create a location for the development of new housing stock for the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

CURRENT LAND USE MAP



LAND UTILIZATION MAP

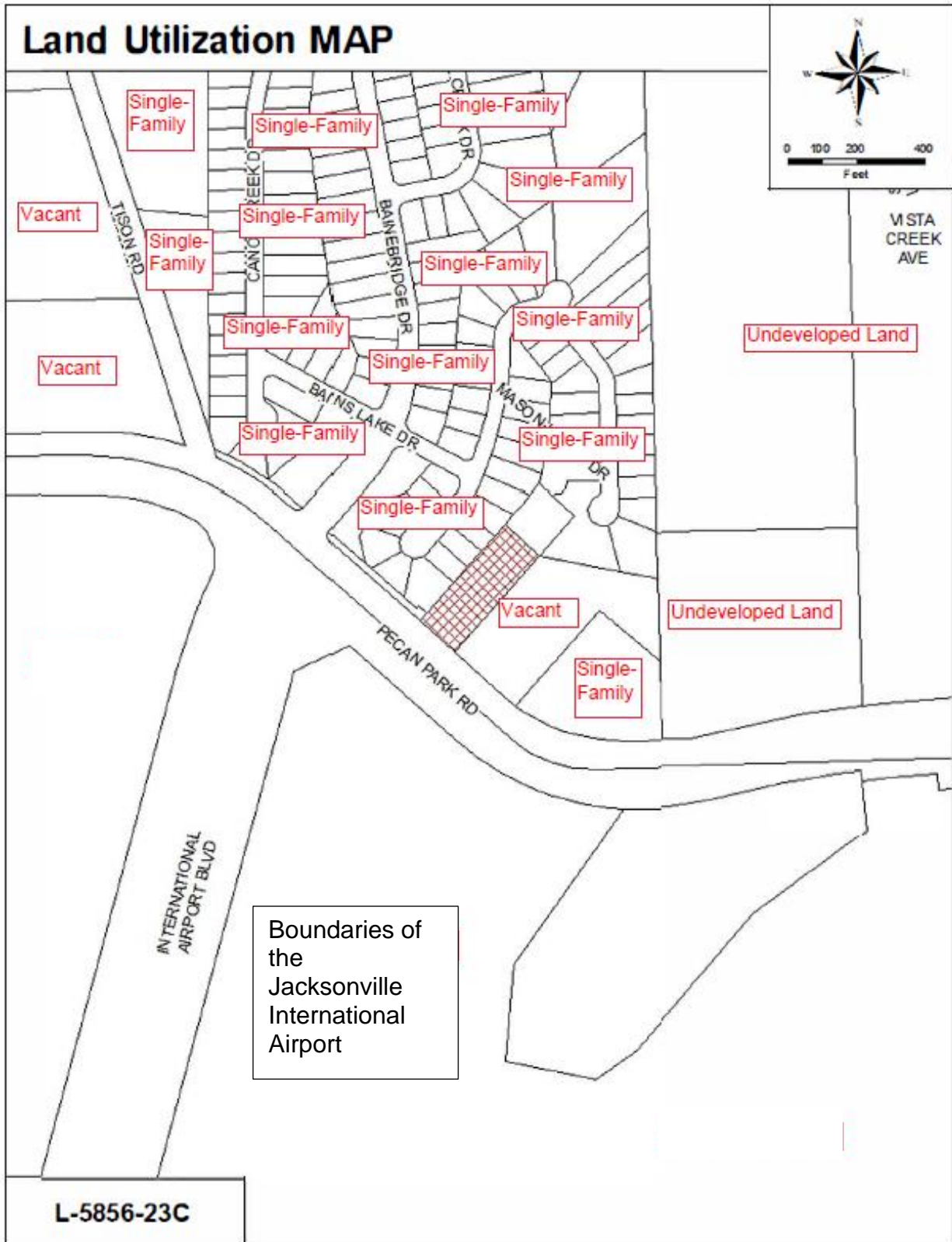


EXHIBIT 3

**CENTRALIZED WATER AND SEWER CONNECTION
BINDING ACKNOWLEDGEMENT**

When completed return to:

City of Jacksonville
Planning and Development Department
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

1005 Pecan Park Rd, Jacksonville, FL, 32218
Address(es) for Subject Property

108119-0000
Parcel Number(s) for Subject Property

Appointed Agent(s)
Rezoning Application 2023-0540/Z-5089 ~~Land Use~~ Change Application
Type of Request(s)/Application(s)/Application Number(s)
L-5856-23C

PLEASE READ CAREFULLY AND ACKNOWLEDGE YOUR UNDERSTANDING AND AGREEMENT TO THIS BINDING ACKNOWLEDGEMENT BY SIGNING ON PAGE 2.

You are hereby advised that the undersigned owner of the above referenced property (the "Subject Property"), which property is the subject of the above noted request(s)/application(s)/application number(s), which are by reference made a part hereof, hereby acknowledges and agrees to bind him/her/itself and his/her/its successor(s) in title to develop the Subject Property in accordance with: (i) the centralized water and sewer connection requirements established in the applicable Future Land Use Category of the *2045 Comprehensive Plan*, and (ii) all applicable public water and sanitary sewer system requirements of Code of Subdivision Regulations, Section 654.132, City of Jacksonville Municipal Code.

ACKNOWLEDGED BY:

Wly Mercer
Signature of Owner

William Alexander Mercer
Print/Type Name

NOTARIAL CERTIFICATE

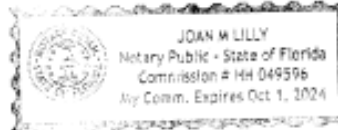
STATE OF Florida

COUNTY OF Duval

Sworn to and subscribed before me by means of physical presence or online notarization, this 11 day of September, 2023, by William Mercer, who is personally known to me or has produced identification and who took an oath.

Type of identification produced Florida Driver License

[NOTARY SEAL]



Joan M Lilly
Notary Public Signature

Joan M Lilly
Printed/Typed Name - Notary Public

My commission expires: 10/1/2024