



A NEW DAY.

# City of Jacksonville, Florida

*Donna Deegan, Mayor*

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Jacksonville, FL 32203  
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January 4, 2024

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, FL 32202

**RE: Planning Commission Advisory Report / Ordinance No. 2023-748/Application No. L-5869-23C**

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 2023-748 on January 4, 2024.

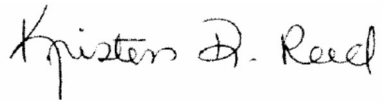
P&DD Recommendation	APPROVE
PC Issues:	None
<b>PC Vote:</b>	<b>7-0 APPROVE</b>

Charles Garrison, Chair	Aye
Lamonte Carter	Aye
Amy Yimin Fu	Aye
Julius Harden	Aye
Moné Holder	Absent
Ali Marar	Absent
Michael McGowan	Aye
Jack Meeks	Aye
Tina Meskel	Aye

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

Planning Commission Report  
January 4, 2024  
Page 2

Sincerely,

A handwritten signature in black ink that reads "Kristen D. Reed". The signature is written in a cursive style with a loop at the end of the last name.

**Kristen D. Reed, AICP**

***Chief of 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](mailto:KReed@coj.net)

**Report of the Jacksonville Planning and Development Department**  
**Small-Scale Future Land Use Map Amendment – December 1, 2023**

**Ordinance/Application No.:** 2023-748 / L-5869-23C

**Property Location:** 0 Pine Estates Road West, between Pine Estates Drive and Pine Estates Road West

**Real Estate Number(s):** 020533 0010

**Property Acreage:** 1.25 acres

**Planning District:** District 6, North

**City Council District:** District 8

**Applicant:** Hunter Faulkner, Esquire

**Current Land Use:** Residential Professional Institutional (RPI)

**Proposed Land Use:** Low Density Residential (LDR)

**Development Area:** Suburban Development Area

**Current Zoning:** Commercial Office (CO)

**Proposed Zoning:** Residential Low Density-100B (RLD-100B)

**RECOMMENDATION:** **APPROVE**

**APPLICANT’S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT**

The requested small-scale amendment to the 2045 Comprehensive Plan would be appropriate for this property due to the similar characteristics of the surrounding properties. The FLUM designation of the surrounding properties to the south, east, and west all have the FLUM designation of LDR. One parcel to the northeast is designated RPI and the parcels to the north are designated CGC and MDR. The amendment will help to foster vibrant, viable communities and economic development opportunities.

**BACKGROUND**

The 1.25-acre subject property is located on the corner of Dunn Avenue (SR-104), a minor arterial roadway, and Pine Estates Road West, an unclassified roadway. The applicant is proposing an amendment to the Future Land Use Map series (FLUMs) from Residential Professional Institutional (RPI) to Low Density Residential (LDR) in the Suburban Area, with a companion rezoning application from Commercial Office (CO) to Residential Low Density-100B (RLD-100B) for single-family homes. The companion rezoning, Ordinance 2023-749, is pending concurrently with this application.

The property was previously amended with Ordinance 1999-0272-E from LDR to RPI and rezoned to Commercial Office (CO). The two properties directly west of the subject site were also amended to RPI and rezoned to CO in 1994 and 2005, respectively, but remained developed with single family homes. More specific uses along with zoning and land use categories are listed below.

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

North: Land Use: Medium Density Residential (MDR), Low Density Residential (LDR), Community General Commercial (CGC)  
Zoning: Planned Unit Development (PUD), Residential Medium Density-A (RMD-A), Community Commercial General-2 (CCG-2)  
Property Use: Single family homes, apartments, medical office, warehouse, church.

South: Land Use: LDR  
Zoning: Rural Residential-Acre (RR-Acre), Residential Low Density-90 (RLD-90)  
Property Use: Single family homes.

East: Land Use: LDR, RPI, CGC  
Zoning: PUD, CCG-1, RR-Acre  
Property Use: Single family homes, medical office strip mall.

West: Land Use: RPI, LDR  
Zoning: CO, RR-Acre  
Property Use: Single family homes.

**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-5869-23C**

<b>Development Analysis</b> 1.25 acres	
Development Boundary	Suburban area
Roadway Frontage Classification / State Road	Dunn Ave – minor arterial Pine Estates Road West – unclassified roadway
Plans and/or Studies	Dunn & Main NAP/ North Jax Vision Plan
Site Utilization	Current: vacant Proposed: single family residential
Land Use / Zoning	Current: RPI/CO Proposed: LDR/RLD-100B
Development Standards for Impact Assessment	Current: Scenario 1: 0.5 FAR Scenario 2: 15 DU/Acre Proposed: 5 DU/Acre
Development Potential	Current: Scenario 1: 27,225 sq. ft. Scenario 2: 18 units Proposed: 6 units
Net Increase or Decrease in Maximum Density	Scenario 1: Increase of 6 units Scenario 2: Decrease of 12 units
Net Increase or Decrease in Potential Floor Area	Scenario 1: Decrease of 27,225 sq. ft. Scenario 2: Not applicable
Population Potential	Current: Scenario 1: 0 Scenario 2: 42 Proposed: 15
<b>Special Designation Areas</b>	
Aquatic Preserve	No
Evacuation Zone	Zone D
Airport Environment Zone	150 ft. JIA height restriction zone
Industrial Preservation Area	No
Cultural Resources	No
Archaeological Sensitivity	High
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
<b>Public Facilities</b>	
Potential Roadway Impact	Scenario 1: No net new daily trips Scenario 2: No net new daily trips
Potential Public-School Impact	De minimis

**Land Use Amendment Impact Assessment - Application Number L-5869-23C**

<b>Development Analysis</b>	1.25 acres
Water Provider	Well – per application. JEA water connection is available abutting the amendment site.
Potential Water Impact	Scenario 1: Increase of 234.75 gallons per day Scenario 2: Decrease of 2634 gallons per day
Sewer Provider	Septic
Potential Sewer Impact	Scenario 1: Increase of 176.06 gallons per day Scenario 2: Decrease of 1975.5 gallons per day
Potential Solid Waste Impact	Scenario 1: Decrease of 27.96 tons per year Scenario 2: Decrease of 31.2 tons per year
Drainage Basin/Sub-basin	Trout River/ Blockhouse Creek
Recreation and Parks	No
Mass Transit Access	North Main/Moncrief Lines. Two bus stops located along Dunn Ave less than 0.1 miles away.
<b>Natural Features</b>	
Elevations	21 feet – 18 feet
Land Cover	1100: Residential, low density - less than 2 dwelling units/acre
Soils	Albany fine sand, Pottsburg 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 and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for 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 dated June 8, 2023, is included in the companion rezoning application. The letter identifies an existing 6-inch water main abutting this property along Pine Estates Road W, near the intersection with Dunn Avenue. The letter does not identify any sewer mains within a quarter mile of the subject site. According to the application, the applicant intends to serve the property with well and septic. FLUE Policy 1.2.8 states that any development within the suburban development area must be served with JEA water or sewer, provided that service is available in the right of way abutting the property.

The companion rezoning application intends to amend the site from CO to RLD-100B. RLD-100B rezoning requires minimum ¼ acres lots provided that the subject site is

connected to either JEA water or JEA sewer services. Provided that the applicant serves the property with at least one JEA service, this amendment is consistent with the FLUE. The maximum gross density in the Suburban Area shall be 7 units per acre when full urban 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 per 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 per 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.

### 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 to the JEA Collection Systems available within a five (5) year period.

## **Transportation**

The subject site is 1.25 acres and is accessible from Pine Estates Rd W, a local 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 Residential Professional Institutional (RPI) 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).

### **Transportation Element**

Objective 2.4 The City shall plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

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.

Policy 2.4.2 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 889 or 121 daily trips, depending on the scenario. If the land use is amended to allow for this proposed LDR development, this will result in 57 daily trips depending on the scenario.

### **Transportation Planning Division RECOMMENDS the following:**

The difference in daily trips for the proposed land use amendment has 0 net new daily trips when compared to the existing land use. The Transportation Planning Division recommends ongoing coordinating efforts with FDOT and the City of Jacksonville Traffic Engineer to determine if a traffic operational analysis is needed.



**Table A**

**Trip Generation Estimation Scenarios**

<b>Current Land Use- Scenario 1</b>	<b>ITE Land Use Code</b>	<b>Potential Number of Units</b>	<b>Estimation Method</b>	<b>Gross Trips</b>	<b>Less Pass-By Trips</b>	<b>Daily Trips</b>
RPI	710	27,225 SF	T= 10.84 (X) / 1000	1,482	593	889
				<b>Total Trips for Existing Land Use- Scenario 1</b>		<b>889</b>
<b>Current Land Use- Scenario 2</b>	<b>ITE Land Use Code</b>	<b>Potential Number of Units</b>	<b>Estimation Method</b>	<b>Gross Trips</b>	<b>Less Pass-By Trips</b>	<b>Daily Trips</b>
RPI	220	18 MF DUs	T = 6.74 (X)	121	0	121
				<b>Total Trips for Existing Land Use- Scenario 2</b>		<b>121</b>
<b>Proposed Land Use-Scenario</b>	<b>ITE Land Use Code</b>	<b>Potential Number of Units</b>	<b>Estimation Method</b>	<b>Gross Trips</b>	<b>Less Pass-By Trips</b>	<b>Daily Trips</b>
LDR	220	6 MF DUs	T = 9.43 (X)	57	0	57
				<b>Total Trips for Proposed Land Use- Scenario</b>		<b>57</b>
				<b>Scenario 1 Difference in Daily Trips</b>		<b>0</b>
				<b>Scenario 2 Difference in Daily Trips</b>		<b>0</b>

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.

**Archaeological Sensitivity**

According to the Duval County Archaeological Predictive Model, the subject property is located within an area of 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 1.2.2 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.

### **Airport Environment Zone**

The site is located within the 150-foot Height and Hazard Zone for the Jacksonville International Airport. Zoning will limit development to a maximum height of 150 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.

### **Evacuation Zone**

The subject site is within Evacuation Zone D. 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. Review and comments from EPD are provided below.

## EPD Review

The proposed property in land use amendment L-5869-23C will be in close proximity to Dunn Avenue, indicating sufficient access to I-295 (2.25 road miles) and I-95 (7.61 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone D), nearest evacuation routes, the development of the proposed property could create a localized impact to the traffic flow on I-295 and I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5869-23C 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.

## Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

## **PROCEDURAL COMPLIANCE**

Upon site submittal of the sign posting affidavit and accompanying photos, the required notices of public hearing signs were posted on October 17, 2023. Thirty (30) 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 October 30, 2023. No members of the public were present to speak on the proposed amendment. The Planning and Development Department received 4 phone calls from members of the public, but none were opposed to 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, enjoyment, wellness 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.

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 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), Residential Professional Institutional (RPI) in the Suburban Area is intended to provide low to medium density residential development. Development which includes medium density residential and professional office uses is preferred. Limited neighborhood commercial retail and service establishments which serve a diverse set of neighborhoods are also encouraged in order to reduce the number of Vehicles Miles Traveled. The maximum gross density in the Suburban Area is 15 units/acre.

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. Generally, single-family detached housing should be the predominant development typology in this category. 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. A JEA availability letter dated June 8, 2023, is included in the companion rezoning application. The letter identifies an existing 6-inch water main abutting the site along Pine Estates Road W, near the intersection with Dunn Avenue. The letter does not identify any

sewer mains within a quarter mile of the subject site. According to the application, the applicant intends to serve the property with well and septic. FLUE Policy 1.2.8 states that any development within the suburban development area must be served with JEA water or sewer, provided that service is available in the right of way abutting the property.

The companion rezoning application intends to amend the site from CO to RLD-100B. RLD-100B rezoning requires minimum  $\frac{1}{4}$  acres lots provided that the subject site is connected to either JEA water or JEA sewer services. Provided that the applicant serves the property with at least one JEA service, this amendment is consistent with the LDR category density limitations and FLUE Policy 1.2.8.

The maximum gross density in the Suburban Area shall be 7 units per acre when full urban 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 per 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 per 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.

The amendment to LDR results in a compatible development pattern and will be an extension of the existing LDR development directly to the south and southwest of the property. The proposed amendment to LDR would also allow for the development of an undeveloped and underutilized property for additional housing options in the North Planning District. 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.

Amending this property to match the surrounding land use would preserve the character of existing neighborhoods in the Pine Estates area. This amendment would follow the current trend in the area, where single family homes are the dominant use with compartmentalized areas of commercial. Therefore, the amendment is consistent with FLUE Goal 3.

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.

### **North Jacksonville Vision Plan**

The subject property is located within the boundaries of the North Jacksonville Vision Plan. The North Planning District of Jacksonville embraces a variety of new growth opportunities from connecting the neighborhoods, connecting centers, and protecting the unique character of specific districts within the area. The vision plan does not make any directives about the subject site specifically, but the proposed amendment is consistent with the goals outlined in the North Jacksonville Vision Plan

### **Dunn and Main Corridor Study**

The Dunn and Main Corridor Study was written in 2006 with the intention of providing a framework for the revitalization of the Dunn Avenue and Main Street corridors. It identifies the various districts along the corridor, including the Pine Estates District where the subject site is located. While the study does not call out the subject site directly, development of the property with single family homes is consistent with the goals outlined in the Dunn and Main Corridor Study.

### **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.



